DESIGN CRITERIA

ROOF SNOW LOAD: 60 PSF, DESIGN FOR UNBALANCED LOADING, DRIFTING AND SLIDING

WIND: 120 MPH, (3 SEC. GUST) EXPOSURE C

INTERNATIONAL BUILDING CODE: 2006 EDITION

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL IMMEDIATELY BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF, AND A SOLUTION GIVEN BY, THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.

3. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS."

4. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.

5. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE STRUCTURAL DRAWINGS.

6. ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY IN CONFORMANCE TO THE PROVISIONS OF THE 2006 EDITION OF THE "INTERNATIONAL BUILDING CODE" (IBC), AND STANDARDS REFERENCED THEREIN.

7. PIPES, DUCTS, SLEEVES, OPENINGS, POCKETS, CHASES, BLOCK-OUTS, ETC., SHALL NOT BE PLACED IN SLABS, FOUNDATIONS, ETC., NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS.

8. IN AREAS TO BE EXCAVATED, THE CONTRACTOR SHALL DETERMINE THE LOCATIONS OF EXISTING UTILITY SERVICES PRIOR TO EXCAVATION.

9. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

10. SHOP DRAWINGS:

    A. SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO FABRICATION.

    B. SHOP DRAWINGS SHALL BE COMPLETE, CHECKED, AND APPROVED BY THE GENERAL CONTRACTOR BEFORE SUBMITTING TO THE ENGINEER FOR REVIEW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF DIMENSIONS AND DETAILS FOR SUB-CONTRACTORS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE DIMENSIONS OR DETAILS.

    C. SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING ITEMS;
    - REINFORCING STEEL
    - CONCRETE MIX DESIGN
    - PRE-FABRICATED WOOD TRUSSES
    - PRE-FABRICATED WOOD "I" JOISTS
    - ENGINEERED WOOD BEAMS AND STUDS
    - GLUE LAMINATED BEAMS

11. SPECIAL INSPECTION:

    A. SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING TYPES OF WORK IN CONFORMANCE WITH IBC SECTION 1704:

    - CONCRETE TESTING FOR AIR, SLUMP, AND TEMPERATURE
    - HOLDOWNS
    - CAST IN PLACE ANCHOR BOLTS
    - DRILLED IN EPOXY OR EXPANSION ANCHORS
    - SHEAR NAILING OF SHEAR WALLS AND PLYWOOD DIAPHRAGMS

    B. THE SPECIAL INSPECTOR SHALL BE UNDER THE SUPERVISION OF A CIVIL ENGINEER REGISTERED IN ALASKA WHO SHALL SIGN THE REPORTS REQUIRED IN IBC SECTION. THE SPECIAL INSPECTOR SHALL BE PAID FOR BY THE OWNER. SPECIAL INSPECTION DOES NOT RELIEVE THE CONTRACTOR OF HIS NORMAL QC RESPONSIBILITIES.

FOUNDATION

1. FOUNDATION PREPARATION SHALL CONFORM TO THE CIVIL PLANS.

2. A SOIL BEARING PRESSURE OF 2,500 PSF WAS USED FOR THE FOUNDATION DESIGN.

3. ALL SOIL COMPACTION AND SITE PREPARATION WORK SHALL CONFORM TO THE REQUIREMENTS OF THE SPECIFICATIONS.

4. THE FINISH EXCAVATION FOR FOUNDATIONS SHALL BE NEAT AND TRUE TO LINE WITH ALL LOOSE MATERIAL AND STANDING WATER REMOVED BEFORE CONCRETE IS PLACED.

5. ALL SOIL AND FILL DIRT UNDER FOOTINGS OR SLABS SHALL BE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DENSITY.

6. ALL LOOSE SOIL AND FILL DIRT, INCLUDING BACKFILL BEHIND RETAINING WALLS, SHALL BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY.

7. BACKFILL FOR ALL FOUNDATION WALLS SHALL BE PERVIOUS MATERIAL AND SHALL NOT BE PLACED UNTIL CONCRETE RETAINING MEMBERS HAVE BEEN IN PLACE A MINIMUM OF 14 DAYS OR HAVE OBTAINED 75% OF THE DESIGN STRENGTH.

9. PRIOR TO BACKFILLING, PROVIDE TEMPORARY SHORING FOR ALL RETAINING WALLS THAT ARE DESIGNED TO BE RESTRAINED AT THE TOP, UNLESS OTHERWISE NOTED.

REINFORCING STEEL

1. BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60.

2. DETAILS OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH CHAPTER 7 OF THE AMERICAN CONCRETE INSTITUTE (ACI) 318-95, UNLESS OTHERWISE NOTED.

3. LAPS AT BAR SPLICES IN CONCRETE CONSTRUCTION SHALL BE CLASS A, B, OR C IN ACCORDANCE WITH CHAPTER 12 OF ACI 318-95, UNLESS OTHERWISE NOTED.

4. VERTICAL BARS IN CONCRETE WALLS SHALL BE ACCURATELY POSITIONED AT THE CENTER OF THE WALL, UNLESS OTHERWISE NOTED ON THE DETAILS.

5. ALL REINFORCING STEEL SHALL BE SECURELY TIED IN POSITION PRIOR TO PLACING CONCRETE OR GROUT.

6. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

7. LAPS OF WELDED WIRE FABRIC AT SPLICES SHALL BE IN CONFORMANCE WITH ACI 318-02, BUT NOT BE LESS THAN 8 INCHES.

8. BAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF "BAR SUPPORT SPECIFICATIONS" AS CONTAINED IN THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).

9. SEE THE PLANS FOR THE REQUIRED CONCRETE COVER FOR CAST-IN-PLACE CONCRETE.

10. REINFORCING STEEL DETAILING, BENDING, AND PLACING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE" BY CRSI.

11. WELDING OF CROSSING BARS AND TACK WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED.

REINFORCED CONCRETE

1. REINFORCED CONCRETE SHALL CONFORM TO THE FOLLOWING;

    A. THE MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE 4,000 PSI.
    B. THE MAXIMUM SLUMP SHALL BE 4 INCHES.
    C. SLABS AND OTHER FLATWORK SHALL HAVE A MAXIMUM SLUMP OF 4 INCHES +/- 1" AND A MAXIMUM WATER/CEMENT RATIO OF 0.45.
    D. EXTERIOR SLABS SHALL HAVE A 5-7% ENTRAINED AIR.

2. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.

3. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33.

4. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."

5. ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER. ADMIXTURES SHALL COMPLY WITH ASTM A494. ADMIXTURES USED TO INCREASE THE WORKABILITY OF THE CONCRETE SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT. ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED.

6. READY-MIX CONC. SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94.

7. SLEEVES, PIPES, OR CONDUITS SHALL NOT BE PLACED THROUGH CONTINUOUS OR SPREAD FOOTINGS, GRADE BEAMS, OR TIE BEAMS.

8. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4 INCH, UNLESS OTHERWISE NOTED.

9. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS, OR GROUNDS REQUIRED TO BE CAST IN THE CONCRETE AND FOR EXTENT OF DEPRESSIONS, CURBS, AND RAMPS.

10. ALL VERTICAL SURFACES OF CONCRETE ABOVE FINISHED GRADE SHALL BE FORMED.

11. CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS. CONSTRUCTION JOINTS SHALL BE ADEQUATELY KEYED. THEIR LOCATIONS AND DETAILS, WHEN NOT SHOWN ON THE PLANS, SHALL BE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER.

STRUCTURAL WOOD

1. SAWN WOOD MEMBERS SHALL BE HEM FIR NO. 2 OR BETTER, UNLESS OTHERWISE NOTED, S4S, CONFORMING TO NBS PS20 STANDARD, AND SHALL BE GRADE MARKED BY A RECOGNIZED GRADING AGENCY APPROVED BY THE INTERNATIONAL CODE CONFERENCE (ICC).

2. EXTERIOR SAWN WOOD MEMBERS SHALL BE TREATED PER THE SPECIFICATIONS.

3. SHEATHING SHALL BE PLYWOOD OR ORIENTED STRAND BOARD; SHALL BE APA RATED SHEATHING; SHALL CONFORM TO THE REQUIREMENTS OF NBS PS1 OR APA PRP 108: SHALL BE OF THE THICKNESS AND GRADE AS SHOWN ON THE DRAWINGS AND SHALL BE STAMPED WITH THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.

4. FRAMING ANCHORS, STRAPS, JOIST HANGERS, ETC., SHALL BE AS MANUFACTURED BY "SIMPSON COMPANY" OR AN APPROVED EQUAL.

5. BOLTS SHALL CONFORM TO ASTM A307. NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A563, HEX GRADE A.

6. ALL BOLT HEADS, NUTS, AND LAG SCREWS BEARING ON WOOD SHALL HAVE CUT WASHERS, UNLESS OTHERWISE NOTED.

7. BOLT HOLES IN WOOD SHALL BE DRILLED 1/32" LARGER THAN THE NOMINAL BOLT DIAMETER.

8. NAILING OF SAWN WOOD MEMBERS SHALL BE WITH COMMON NAILS, UNLESS OTHERWISE NOTED. WHERE NOT SHOWN ON THE DRAWINGS, NAILING SHALL CONFORM TO TABLE 2304.9.1 OF THE IBC.

9. DIAPHRAGM AND SHEAR WALL NAILING SHALL CONFORM TO TABLES 2306.3.1 AND 2306.4.1 OF THE IBC (COMMON NAILS), WITH NOMENCLATURE DEFINED AS FOLLOWS:

    BN = NAILING AT DIAPHRAGM BOUNDARIES AND AT EDGES OF OPENINGS.
    EN = EDGE NAILING.
    FN = FIELD NAILING.

10. IN HORIZONTAL DIAPHRAGMS OR VERTICAL SHEAR WALLS, NO PANEL LESS THAN 24" WIDE SHALL BE USED UNLESS ALL EDGES ARE SUPPORTED ON FRAMING OR BLOCKING.

11. WOOD MEMBERS SHALL BE ERECTED WITH THE NATURAL CAMBER UP.

12. ALL NAILS LARGER THAN 16d AND ALL NAILING TENDING TO CAUSE SPLITTING OF WOOD MEMBERS, SHALL BE INSTALLED IN PRE-DRILLED HOLES.

13. CUTTING, NOTCHING, OR DRILLING OF BEAMS/JOISTS/POSTS TO BE PERMITTED ONLY AS DETAILED OR APPROVED BY THE ENGINEER.

14. PROVIDE BLOCKING OR BRIDGING PER SECTIONS 2308.8, 2309.9, 2308.10.6 OF THE IBC.

15. MOISTURE CONTENT OF WOOD AT TIME OF PLACING SHALL NOT EXCEED 19 PERCENT.

PRE-FABRICATED WOOD " I" JOISTS

1. PRE-FABRICATED WOOD "I" JOISTS SHALL BE BOISE CASCADE OR APPROVED EQUAL. THE CONTRACTOR SHALL SUBMIT JOIST LAYOUT DRAWINGS, DETAILS, AND CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

2. ALL LATERAL BRACING SHOWN IS SCHEMATIC ONLY. CONTRACTOR SHALL SUBMIT BRACING LAYOUT AND DETAILS, INCLUDING BRIDGING, HANGERS, STIFFENERS, CLIPS, AND OTHER HARDWARE PROVIDED FOR INSTALLATION, TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

3. THE "I" JOIST SHALL BE DESIGNED FOR THE LOADING CRITERIA SHOWN ON THIS SHEET.

4. FIFTEEN PERCENT INCREASE OF THE LUMBER STRESSES SHALL BE ALLOWED FOR MEMBERS SUPPORTING SNOW LOAD.

Date	No.	Description	By
		REVISION	

Designed: BLM | Approved: BLM
Drawn: BLM | Scale: AS NOTED | Date: 3/1/2008
Checked: BLM | Project No. 072322

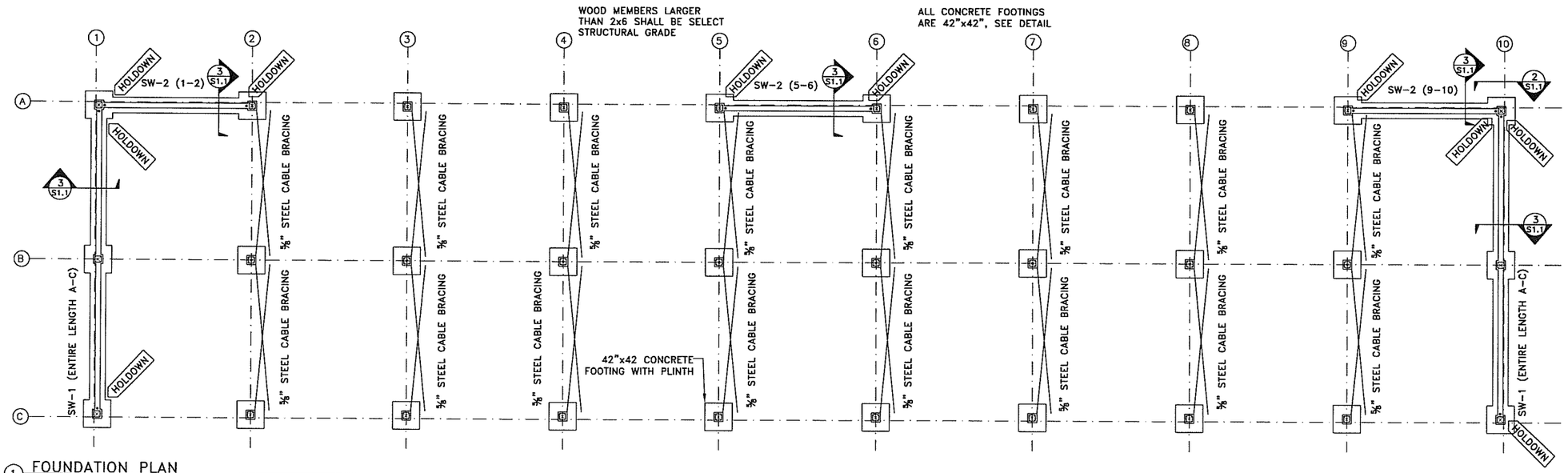
R&M ENGINEERING-KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

Client: CITY OF COFFMAN COVE

Project: COFFMAN COVE INDUSTRIAL SITE

Sheet Description: NOTES

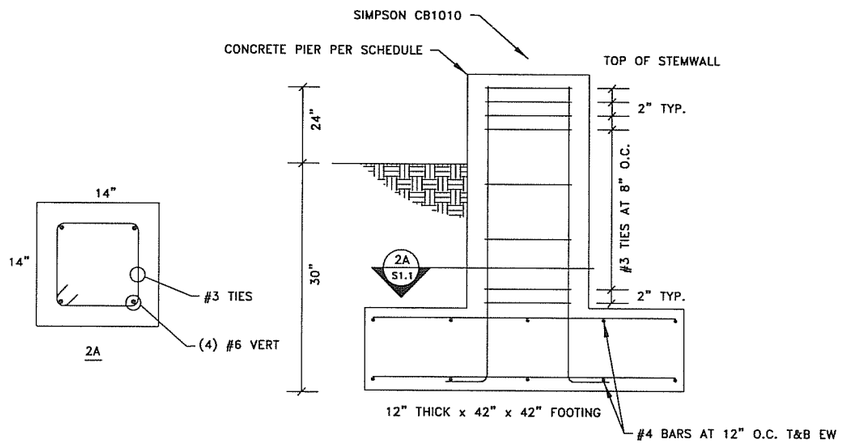
Sheet No. S1.0



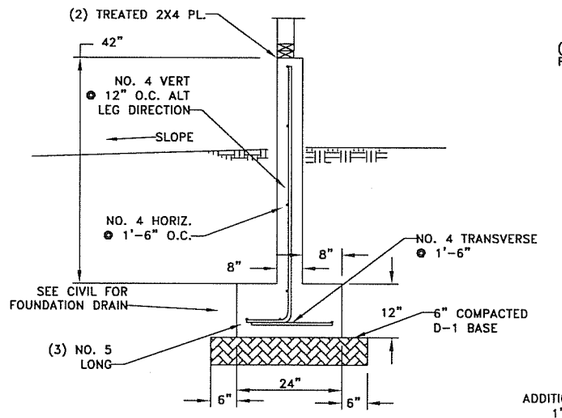
1 FOUNDATION PLAN
1/8" = 1' (MAY BE PLOTTED HALF-SIZE)

SW-1 15/32" STRUCTURAL I SHEATHING ONE SIDE (EXTERIOR), NAIL SIZE TO BE 10d, 1-1/2" MINIMUM FASTENER PENETRATION IN FRAMING, FASTENER SPACING TO BE 6 INCH AT PANEL EDGES, 12 INCH FASTENER SPACING FOR INTERMEDIATE SUPPORTS IN PANELS. END COLUMN MEMBER TO BE 4x4 HEM-FIR NO1/NO2 WITH SIMPSON HDBA.

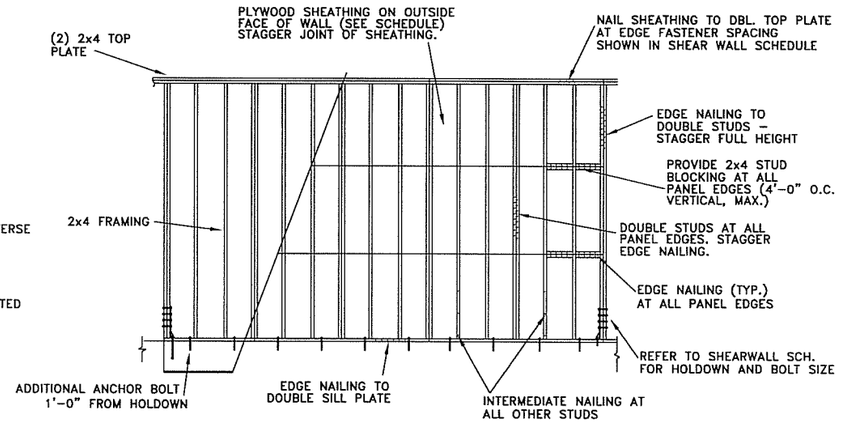
SW-2 15/32" STRUCTURAL I SHEATHING ONE SIDE (EXTERIOR), NAIL SIZE TO BE 10d, 1-1/2" MINIMUM FASTENER PENETRATION IN FRAMING, FASTENER SPACING TO BE 4 INCH AT PANEL EDGES, 12 INCH FASTENER SPACING FOR INTERMEDIATE SUPPORTS IN PANELS. END COLUMN MEMBER TO BE 4x6 HEM-FIR NO1/NO2 WITH SIMPSON HD10A.



2 BUILIDING COLUMN AND PLIINTH
NOT TO SCALE



3 CONCRETE STEMWALL
NOT TO SCALE



- EXTERIOR PLYWOOD SHEATHING SHALL BE APA RATED, STRUCTURAL I
- SEE SHEAR WALL SCHEDULE FOR FASTENER SPACING REQUIREMENTS
- STRUCTURAL PLYWOOD APA RATED SHEATHING IS PERMITTED TO BE APPLIED EITHER PARALLEL OR PERPENDICULAR TO FRAMING. STAGGER JOINT OF SHEATHING.
- FACE NAIL DOUBLE STUDS 16d at 6" O.C. FOR SHEAR TRANSFER BETWEEN PANELS
- ANCHOR BOLT FOR SILL PLATE TO BE 5/8" SIMPSON ET MIN. EMBEDMENT 7" AT 2 FOOT CENTERS, ANCHOR BOLTS TO BE SPACE AT 4 FOOT CENTERS AT NON-SHEARWALL LOCATIONS

4 SHEARWALL DETAILS
NOT TO SCALE

Date	No.	Description	By
		REVISION	

Designed: BLM | Approved: BLM
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R&M ENGINEERING-KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

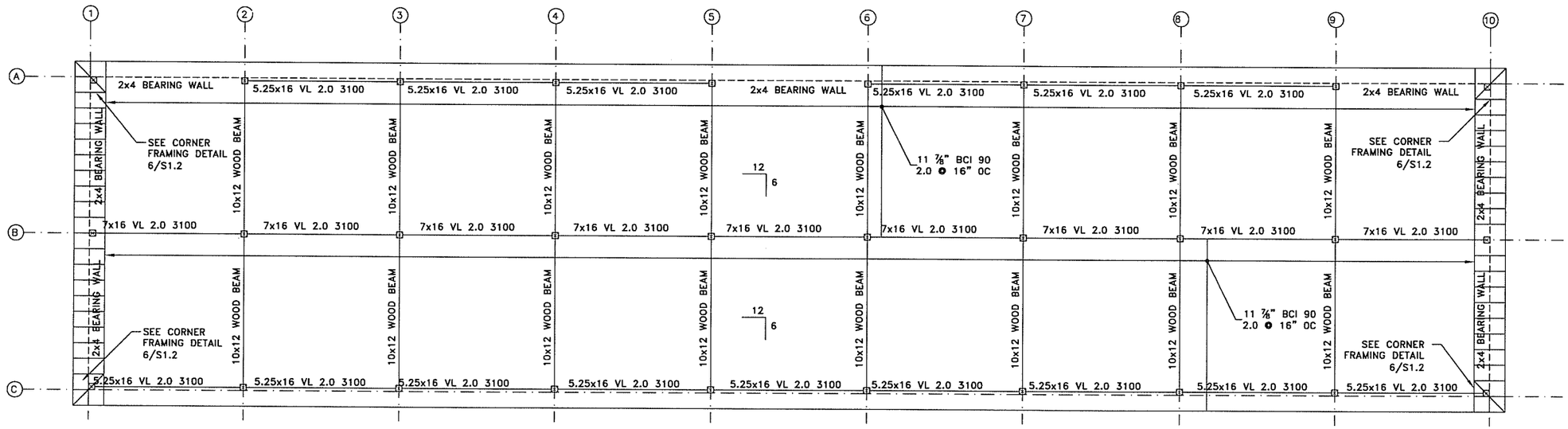
Client: CITY OF COFFMAN COVE

Project: COFFMAN COVE INDUSTRIAL SITE

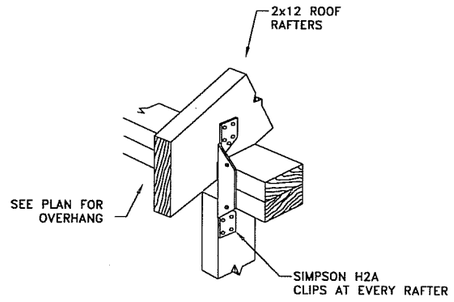
Sheet Description: BOAT STORAGE BLDG FOUNDATION PLAN

Sheet No. S1.1

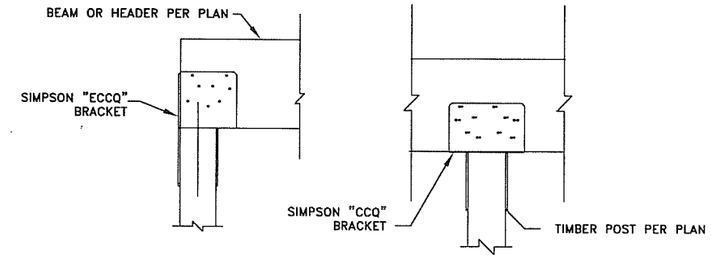
ROOF SHEATHING
19/32" APA CCX RATED SHEATHING w/ PANEL INDEX 40/20, EXTERIOR GLUE. LONG AXIS PERPENDICULAR TO TRUSSES w/ TRANSVERSE JOINTS STAGGERED. BLOCK DIAPHRAM AT PANEL EDGES WITH WITHIN 8' OF ENDWALLS. BLOCK 4' EACH SIDE OF SHEARWALL/DIAPHRAM CONNECTION. BLOCK WITH FLAT 2x6 AT EVERY PANEL EDGE, 6" EXTERIOR NAIL SPACING.



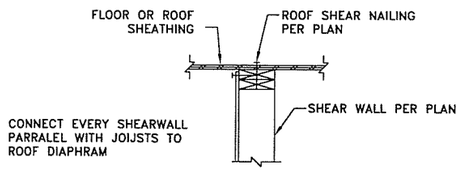
1 ROOF FRAMING PLAN
1/8" = 1' (MAY BE PLOTTED HALF-SIZE)



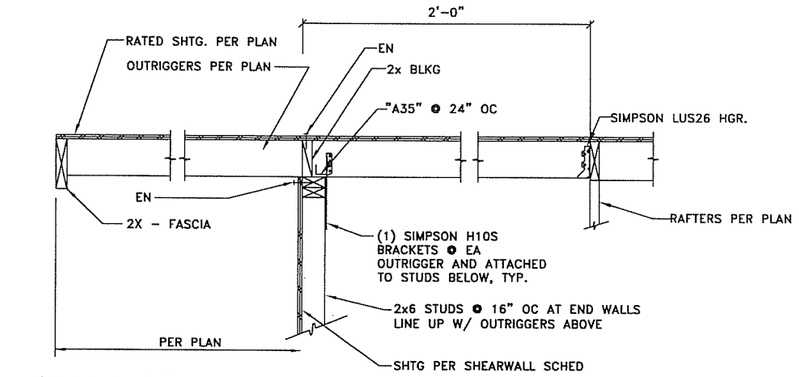
2 OVERHANG DETAIL
NTS



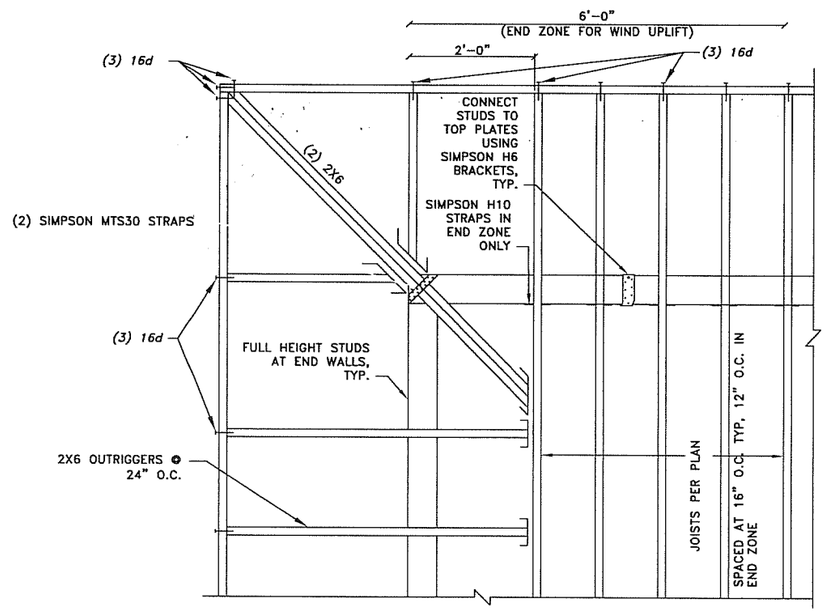
3 COLUMN BEAM CONNECTION
NTS



4 SHEAR NAILING DETAIL
NTS



5 ENDWALL DETAIL
NTS



6 CORNER FRAMING
NTS

Date	No.	Description	By
		REVISION	

Designed: BLM | Approved: BLM
Drawn: BLM | Scale: AS NOTED | Date: 3/1/2008
Checked: BLM | Project No. 072322

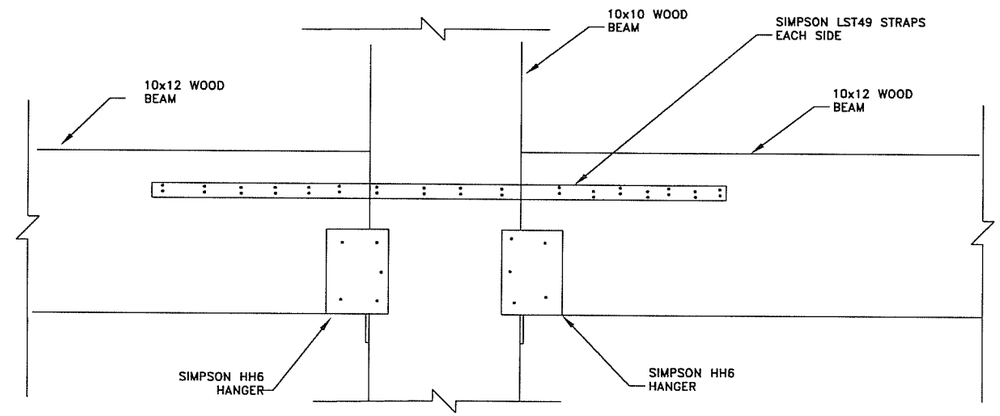
R&M ENGINEERING–KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

Client: CITY OF COFFMAN COVE

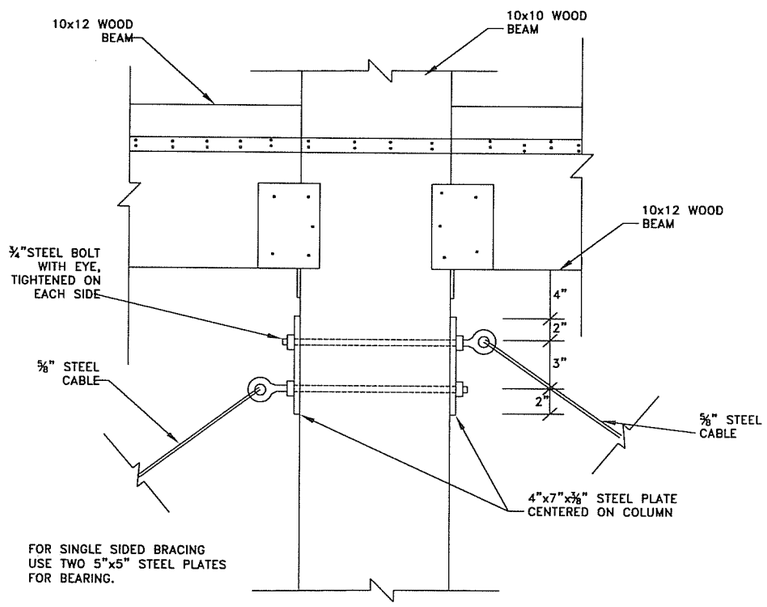
Project: COFFMAN COVE INDUSTRIAL SITE

Sheet Description: BOAT STORAGE BLDG ROOF FRAMING

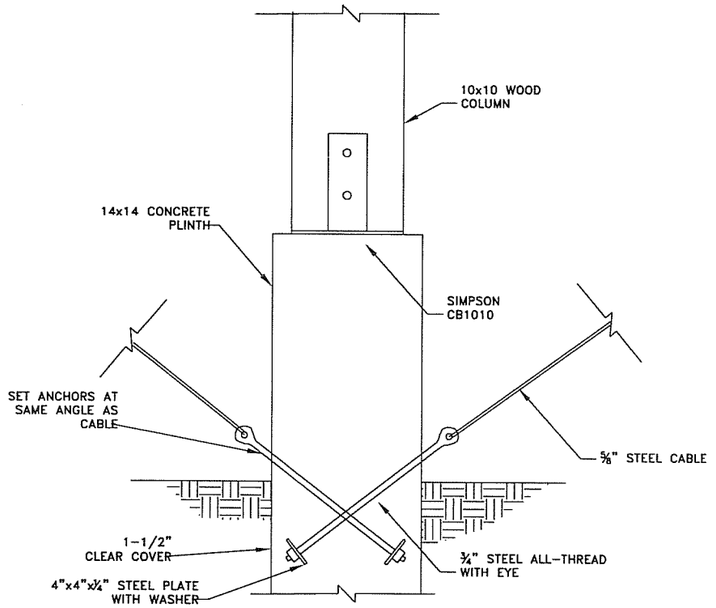
Sheet No. S1.2



① BEAM TO COLUMN CONNECTION
NTS



② UPPER BRACING CONNECTION
NTS



③ PLINTH BRACING
NTS

Date	No.	Description	By
		REVISION	

Designed: BLM | Approved: BLM
Drawn: BLM | Scale: AS NOTED | Date: 3/1/2008
Checked: BLM | Project No. 072322

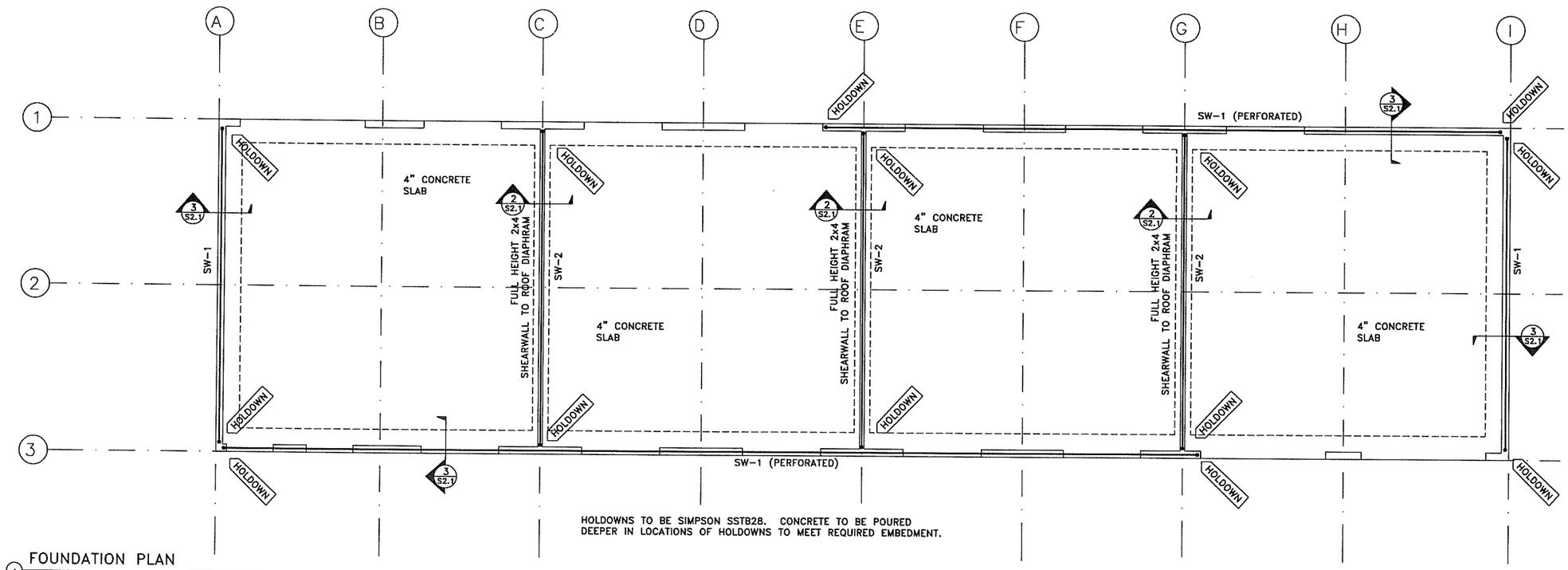
R&M ENGINEERING–KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

Client: CITY OF COFFMAN COVE

Project: COFFMAN COVE INDUSTRIAL SITE

Sheet Description: BOAT STORAGE BLDG DETAILS

Sheet No. S1.3



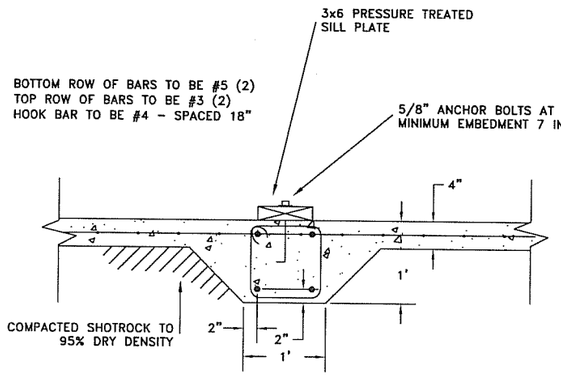
HOLDOWNS TO BE SIMPSON SSTB28. CONCRETE TO BE POURED DEEPER IN LOCATIONS OF HOLDOWNS TO MEET REQUIRED EMBEDMENT.

1 FOUNDATION PLAN

1/4" = 1' (MAY BE PLOTTED HALF-SIZE)

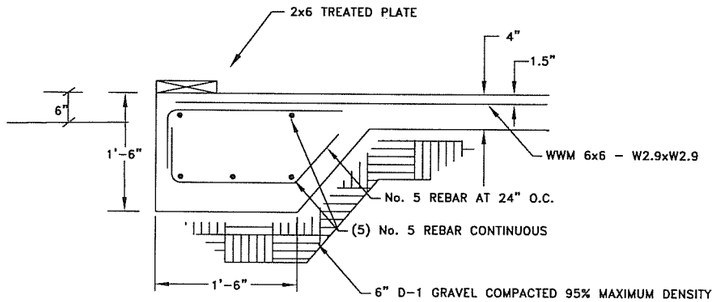
SW-1 15/32" STRUCTURAL I SHEATHING ONE SIDE (EXTERIOR), NAIL SIZE TO BE 10d, 1-1/2" MINIMUM FASTENER PENETRATION IN FRAMING, FASTENER SPACING TO BE 6 INCH AT PANEL EDGES, 12 INCH FASTENER SPACING FOR INTERMEDIATE SUPPORTS IN PANELS. END COLUMN MEMBER TO BE 4x4 HEM-FIR NO1/NO2 WITH SIMPSON HD8A.

SW-2 15/32" STRUCTURAL I SHEATHING ONE SIDE (EXTERIOR), NAIL SIZE TO BE 10d, 1-1/2" MINIMUM FASTENER PENETRATION IN FRAMING, FASTENER SPACING TO BE 4 INCH AT PANEL EDGES, 12 INCH FASTENER SPACING FOR INTERMEDIATE SUPPORTS IN PANELS. END COLUMN MEMBER TO BE 4x6 HEM-FIR NO1/NO2 WITH SIMPSON HD10A.



2 INTERIOR THICKENED SLAB

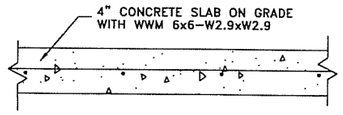
NTS



NOTE: INCREASE SLAB THICKNESS 1" FOR IN-FLOOR HEATING

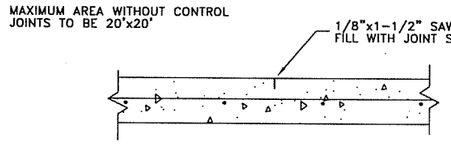
3 PERIMETER THICKENED SLAB

NTS



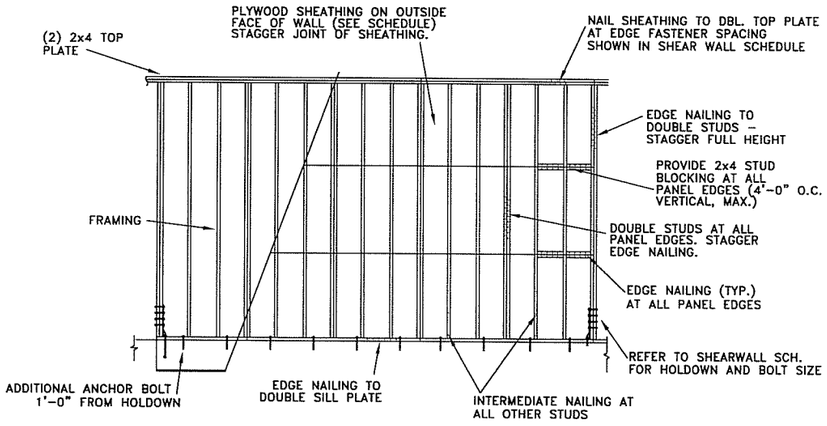
4 CONCRETE SLAB

NTS



5 CONTROL JOINT

NTS



- EXTERIOR PLYWOOD SHEATHING SHALL BE APA RATED, STRUCTURAL I
- SEE SHEAR WALL SCHEDULE FOR FASTENER SPACING REQUIREMENTS
- STRUCTURAL PLYWOOD APA RATED SHEATHING IS PERMITTED TO BE APPLIED EITHER PARALLEL OR PERPENDICULAR TO FRAMING. STAGGER JOINT OF SHEATHING.
- FACE NAIL DOUBLE STUDS 16d at 6" O.C. FOR SHEAR TRANSFER BETWEEN PANELS
- ANCHOR BOLT FOR SILL PLATE TO BE 5/8" SIMPSON ET MIN. EMBEDMENT 7" AT 2 FOOT CENTERS, ANCHOR BOLTS TO BE SPACE AT 4 FOOT CENTERS AT NON-SHEARWALL LOCATIONS

6 SHEARWALL DETAILS

NTS

Date	No.	Description	By
		REVISION	

Designed: BLM | Approved: BLM
Drawn: BLM | Scale: AS NOTED | Date: 3/1/2008
Checked: BLM | Project No. 072322

R&M ENGINEERING-KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

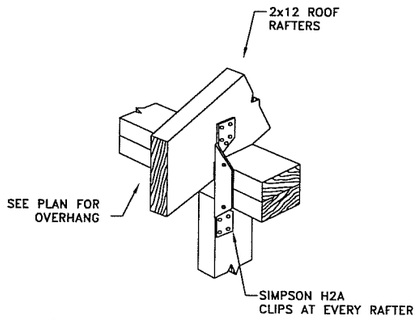
Client: CITY OF COFFMAN COVE

Project: COFFMAN COVE INDUSTRIAL SITE

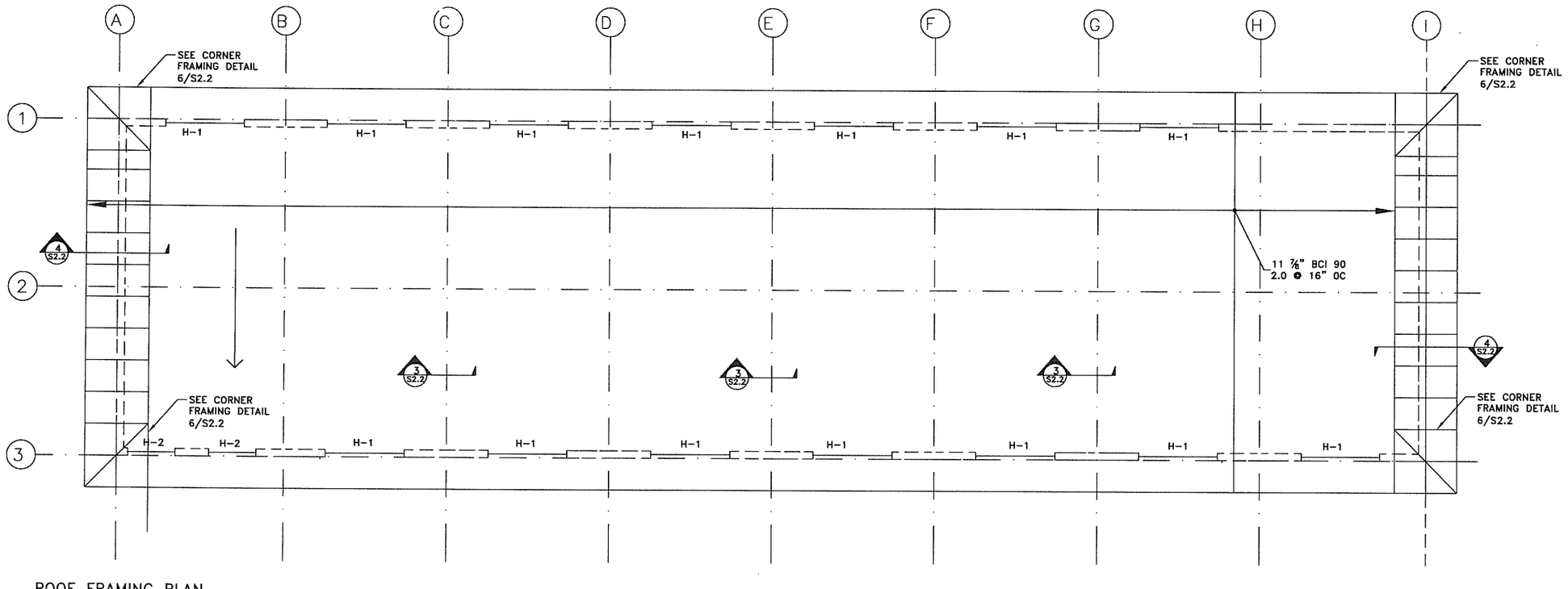
Sheet Description: STORAGE UNIT FOUNDATION PLAN

Sheet No. S2.1

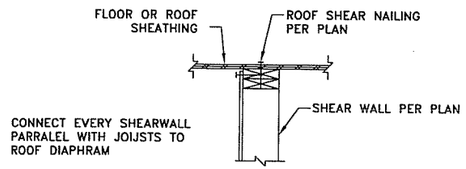
ROOF SHEATHING
19/32" APA CCX RATED SHEATHING w/ PANEL INDEX 40/20, EXTERIOR GLUE. LONG AXIS PERPENDICULAR TO TRUSSES w/ TRANSVERSE JOINTS STAGGERED. BLOCK DIAPHRAM AT PANEL EDGES WITH WITHIN 8' OF ENDWALLS. BLOCK 4' EACH SIDE OF SHEARWALL/DIAPHRAM CONNECTION. BLOCK WITH FLAT 2x6 AT EVERY PANEL EDGE, 6" EXTERIOR NAIL SPACING.



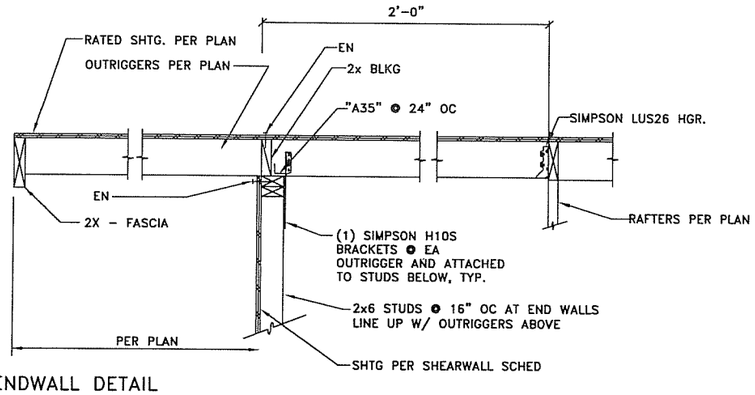
1 OVERHANG DETAIL
NTS



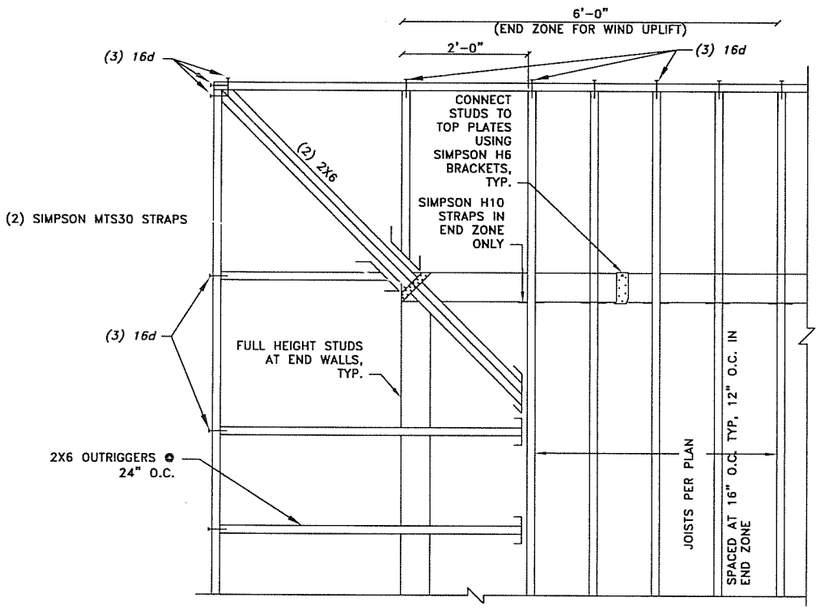
2 ROOF FRAMING PLAN
1/4" = 1' (MAY BE PLOTTED HALF-SIZE)



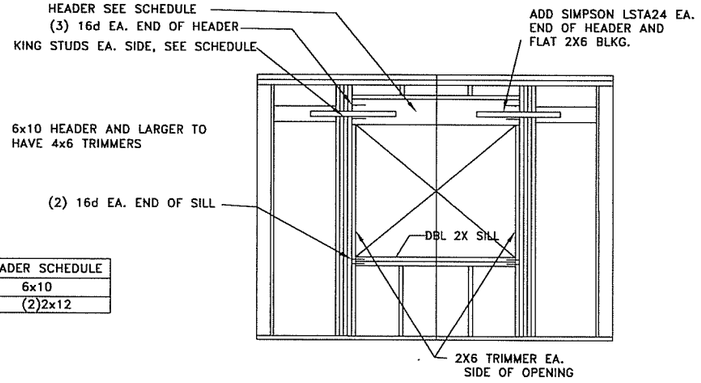
3 SHEAR NAILING DETAIL
NTS



4 ENDWALL DETAIL
NTS



5 CORNER FRAMING
NTS



HEADER SCHEDULE	
H1	6x10
H2	(2)2x12

6 HEADER DETAILS
NTS

Date	No.	Description	By
		REVISION	

Designed: BLM | Approved: BLM
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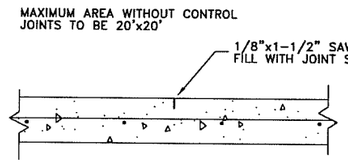
R&M ENGINEERING-KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

Client: CITY OF COFFMAN COVE

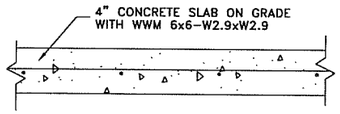
Project: COFFMAN COVE INDUSTRIAL SITE

Sheet Description: STORAGE BUILDING FOUNDATION PLAN

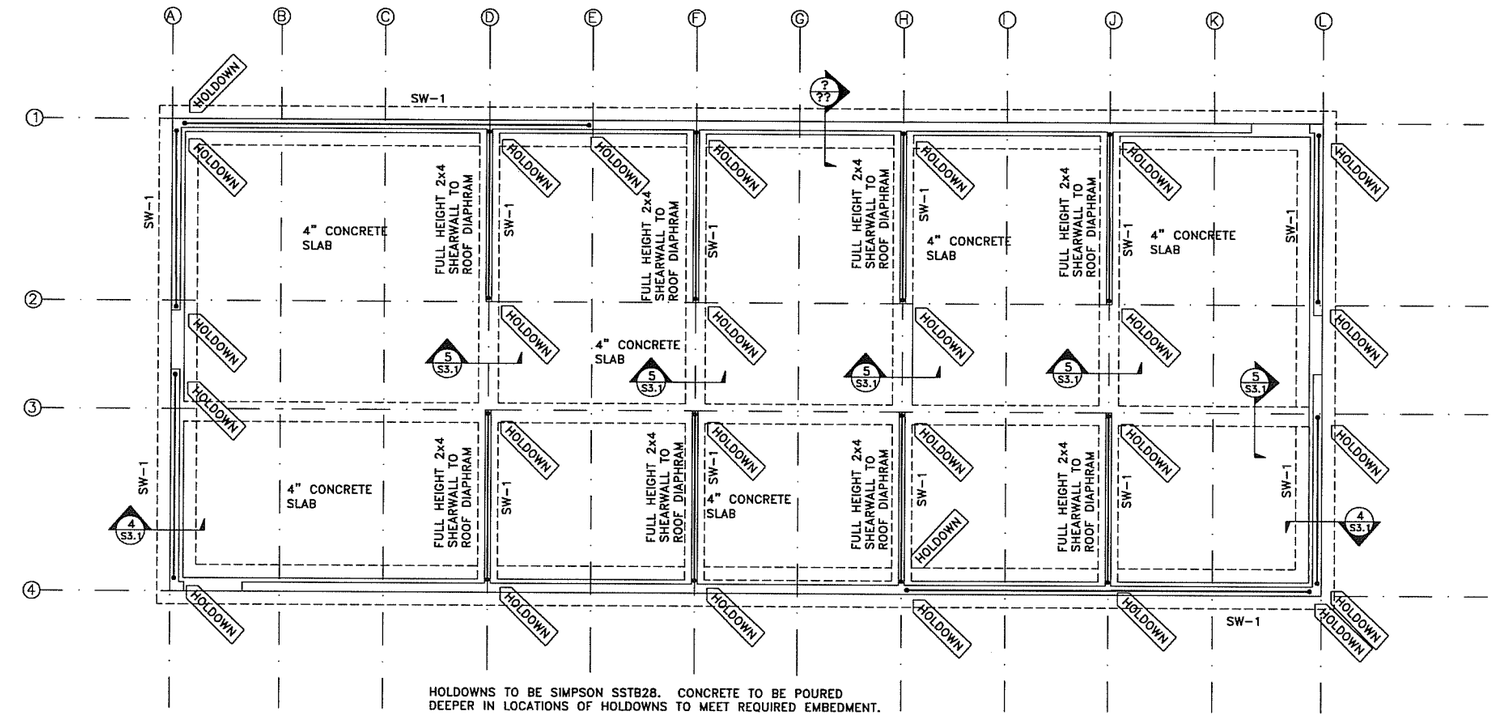
Sheet No. S2.2



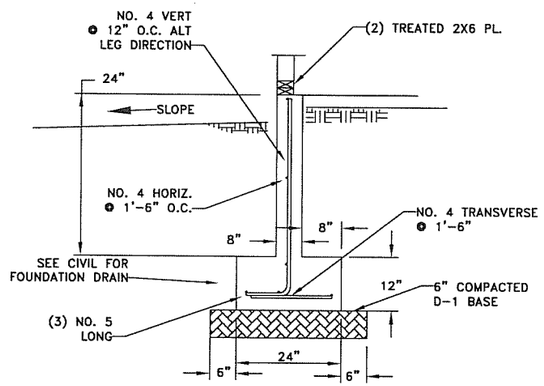
1 CONTROL JOINT
NTS



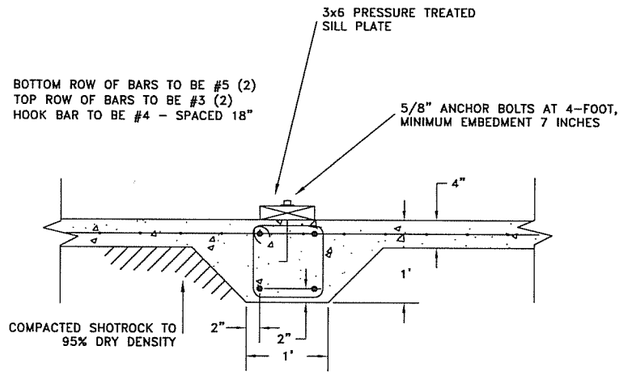
2 CONCRETE SLAB
NTS



3 FOUNDATION PLAN
1/4" = 1' (MAY BE PLOTTED HALF-SIZE)

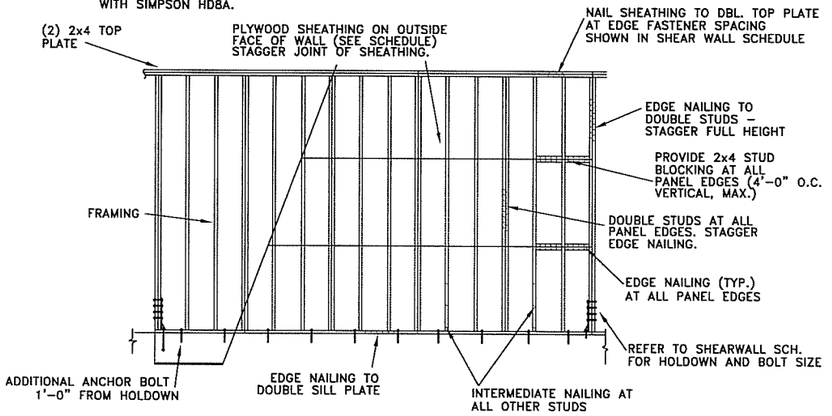


4 CONCRETE STEMWALL
NOT TO SCALE



5 INTERIOR THICKENED SLAB
NTS

SW-1 15/32" STRUCTURAL I SHEATHING ONE SIDE (EXTERIOR), NAIL SIZE TO BE 10d, 1-1/2" MINIMUM FASTENER PENETRATION IN FRAMING, FASTENER SPACING TO BE 6 INCH AT PANEL EDGES, 12 INCH FASTENER SPACING FOR INTERMEDIATE SUPPORTS IN PANELS. END COLUMN MEMBER TO BE 4x4 HEM-FIR NO1/NO2 WITH SIMPSON HD8A.



- EXTERIOR PLYWOOD SHEATHING SHALL BE APA RATED, STRUCTURAL I
- SEE SHEAR WALL SCHEDULE FOR FASTENER SPACING REQUIREMENTS
- STRUCTURAL PLYWOOD APA RATED SHEATHING IS PERMITTED TO BE APPLIED EITHER PARALLEL OR PERPENDICULAR TO FRAMING. STAGGER JOINT OF SHEATHING.
- FACE NAIL DOUBLE STUDS 16d at 6" O.C. FOR SHEAR TRANSFER BETWEEN PANELS
- ANCHOR BOLT FOR SILL PLATE TO BE 5/8" SIMPSON ET MIN. EMBEDMENT 7" AT 2 FOOT CENTERS, ANCHOR BOLTS TO BE SPACE AT 4 FOOT CENTERS AT NON-SHEARWALL LOCATIONS

6 SHEARWALL DETAILS
NTS

Date	No.	Description	By
		REVISION	

Designed: BLM | Approved: BLM
Drawn: BLM | Scale: AS NOTED | Date: 3/1/2008
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R&M ENGINEERING-KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

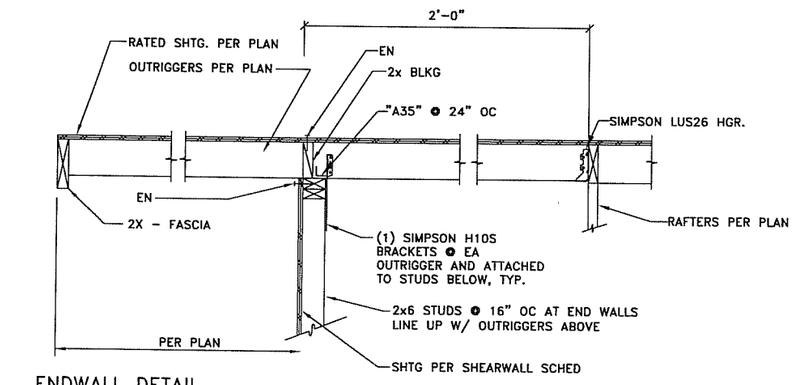
Client: CITY OF COFFMAN COVE

Project: COFFMAN COVE INDUSTRIAL SITE

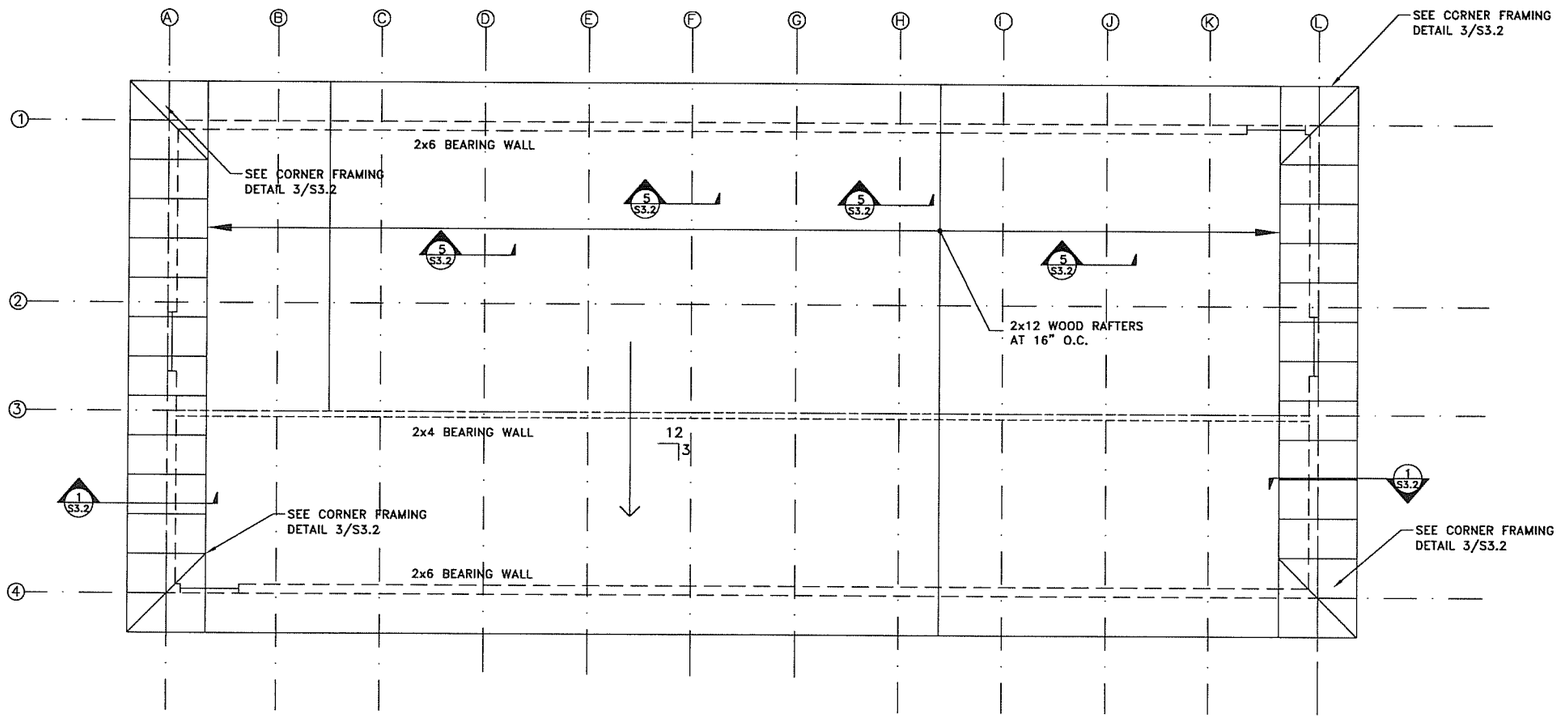
Sheet Description: HEATED STORAGE BLDG FOUNDATION PLAN

Sheet No. S3.1

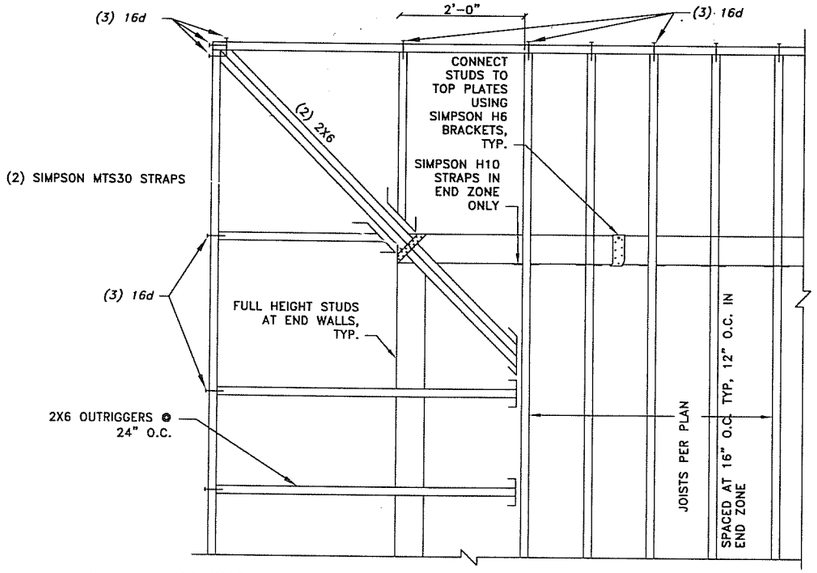
ROOF SHEATHING
19/32" APA CCX RATED SHEATHING w/ PANEL INDEX 40/20, EXTERIOR GLUE. LONG AXIS PERPENDICULAR TO TRUSSES w/ TRANSVERSE JOINTS STAGGERED. BLOCK DIAPHRAM AT PANEL EDGES WITH WITHIN 8' OF ENDWALLS. BLOCK 4' EACH SIDE OF SHEARWALL/DIAPHRAM CONNECTION. BLOCK WITH FLAT 2x6 AT EVERY PANEL EDGE, 6" EXTERIOR NAIL SPACING.



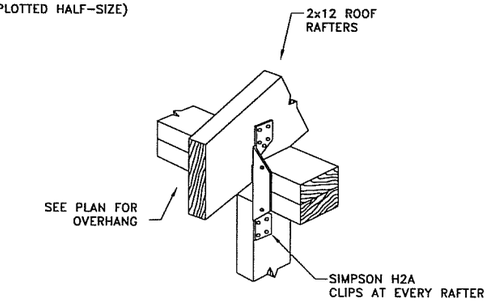
1 ENDWALL DETAIL
NTS



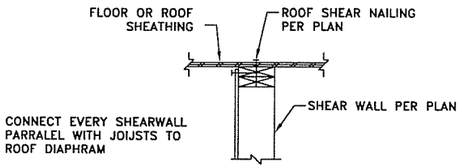
2 ROOF FRAMING PLAN
1/4" = 1' (MAY BE PLOTTED HALF-SIZE)



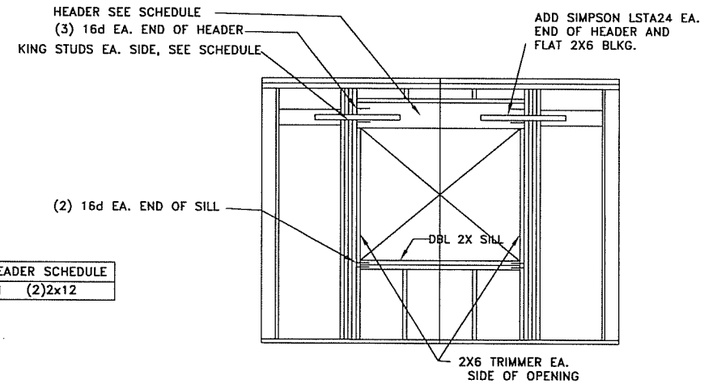
3 CORNER FRAMING
NTS



4 OVERHANG DETAIL
NTS



5 SHEAR NAILING DETAIL
NTS



HEADER SCHEDULE	
H1	(2)2x12

6 HEADER DETAILS
NTS

Date	No.	Description	By
		REVISION	

Designed: BLM | Approved: BLM
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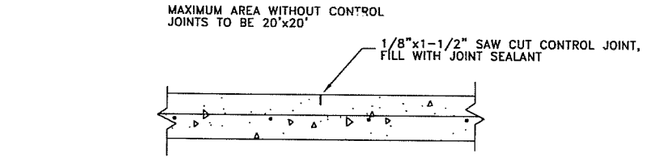
R&M ENGINEERING-KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

Client: CITY OF COFFMAN COVE

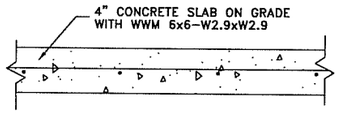
Project: COFFMAN COVE INDUSTRIAL SITE

Sheet Description: HEATED STORAGE BLDG ROOF FRAMING

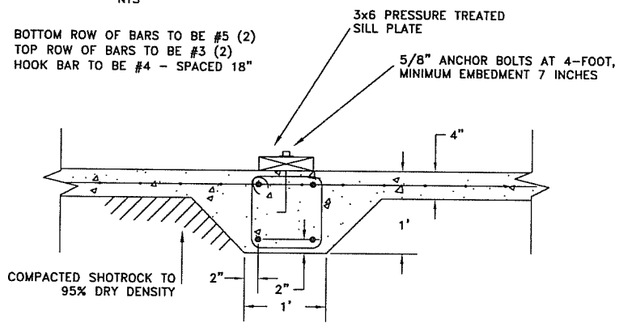
Sheet No. S3.2



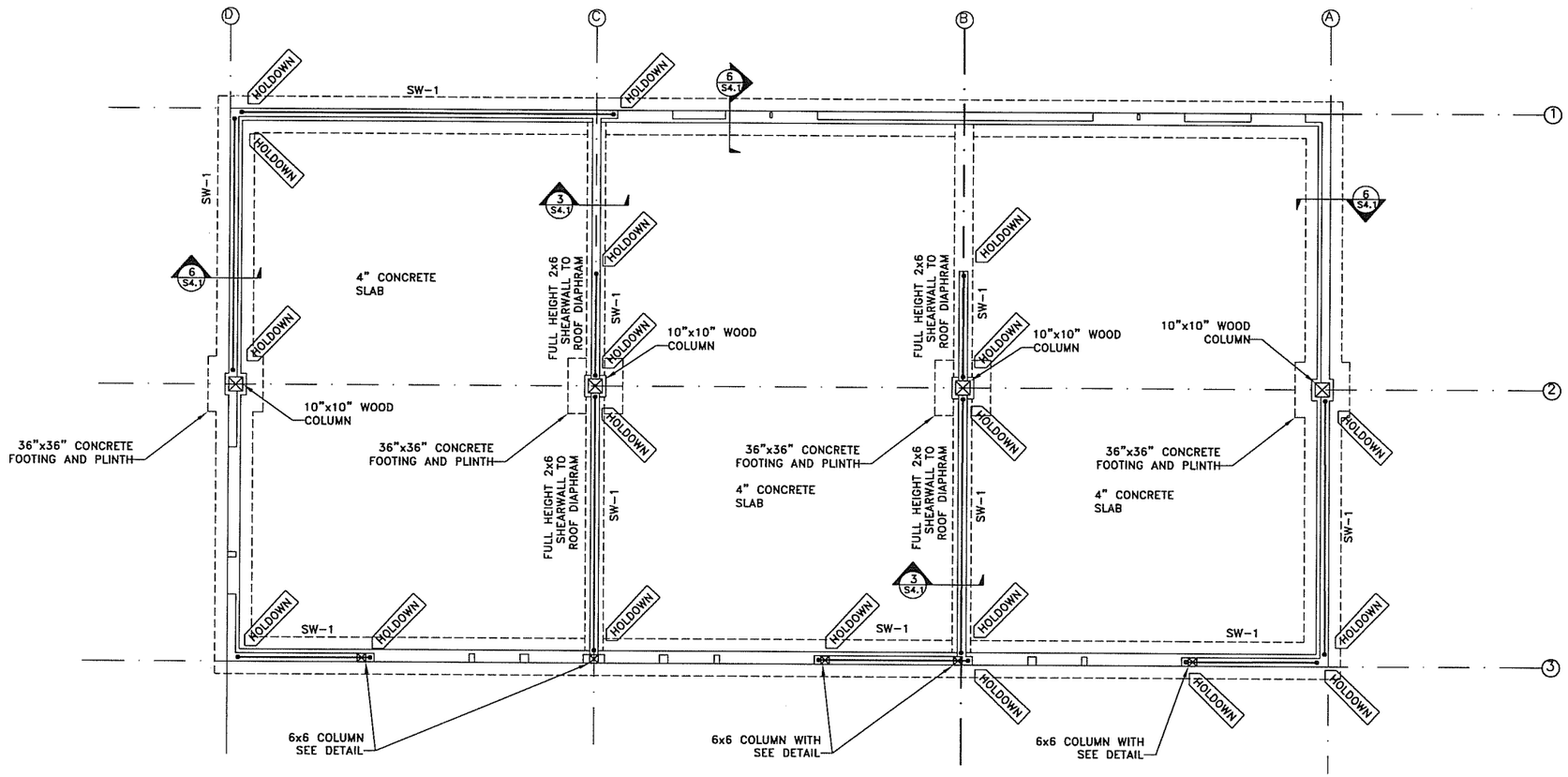
1 CONTROL JOINT
NTS



2 CONCRETE SLAB
NTS

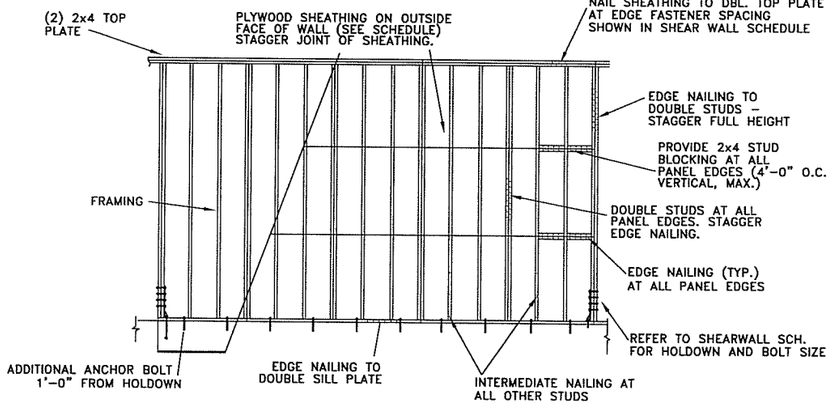


3 INTERIOR THICKENED SLAB
NTS



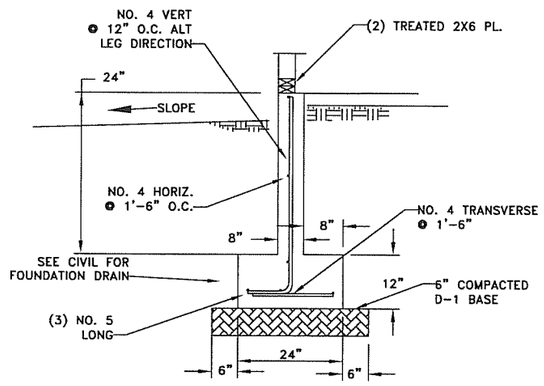
4 FOUNDATION PLAN
1/4" = 1' (MAY BE PLOTTED HALF-SIZE)

SW-1 15/32" STRUCTURAL I SHEATHING ONE SIDE (EXTERIOR), NAIL SIZE TO BE 10d, 1-1/2" MINIMUM FASTENER PENETRATION IN FRAMING, FASTENER SPACING TO BE 6 INCH AT PANEL EDGES, 12 INCH FASTENER SPACING FOR INTERMEDIATE SUPPORTS IN PANELS. END COLUMN MEMBER TO BE 4x4 HEM-FIR NO1/NO2 WITH SIMPSON HD8A.



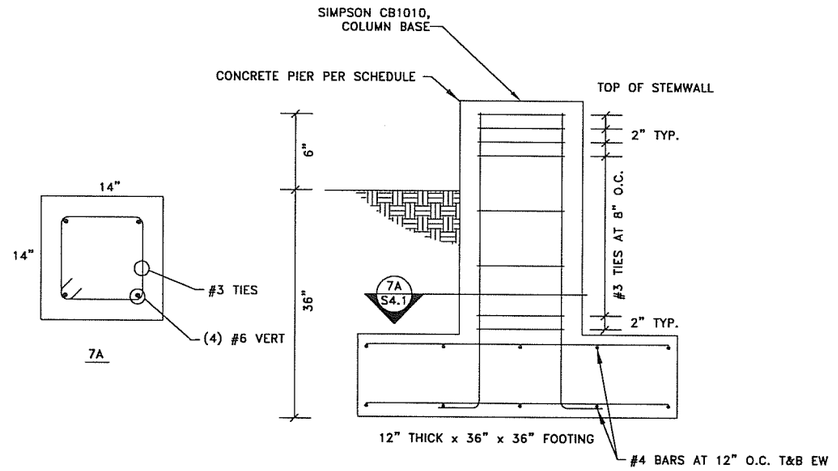
- EXTERIOR PLYWOOD SHEATHING SHALL BE APA RATED, STRUCTURAL I
- SEE SHEAR WALL SCHEDULE FOR FASTENER SPACING REQUIREMENTS
- STRUCTURAL PLYWOOD APA RATED SHEATHING IS PERMITTED TO BE APPLIED EITHER PARALLEL OR PERPENDICULAR TO FRAMING. STAGGER JOINT OF SHEATHING.
- FACE NAIL DOUBLE STUDS 16d at 6" O.C. FOR SHEAR TRANSFER BETWEEN PANELS
- ANCHOR BOLT FOR SILL PLATE TO BE 5/8" SIMPSON ET MIN. EMBEDMENT 7" AT 2 FOOT CENTERS, ANCHOR BOLTS TO BE SPACE AT 4 FOOT CENTERS AT NON-SHEARWALL LOCATIONS

5 SHEARWALL DETAILS
NTS



6 CONCRETE STEMWALL
NOT TO SCALE

HOLDOWNS TO BE SIMPSON SSTB28. CONCRETE TO BE POURED DEEPER IN LOCATIONS OF HOLDOWNS TO MEET REQUIRED EMBEDMENT.



7 BUILIDING COLUMN AND PLIINTH
NOT TO SCALE

Date	No.	Description	By
		REVISION	

Designed: BLM | Approved: BLM
Drawn: BLM | Scale: AS NOTED | Date: 3/1/2008
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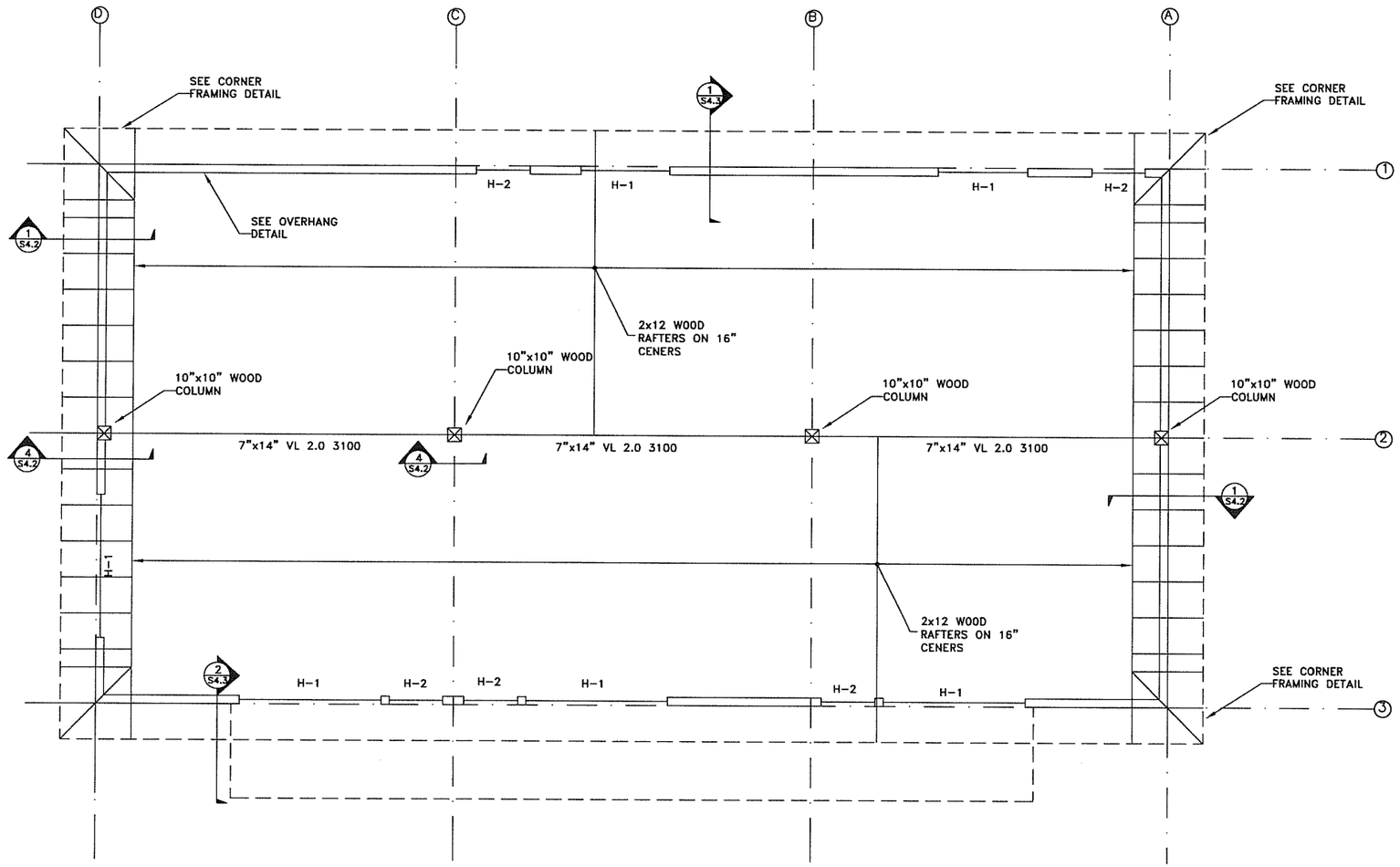
R&M ENGINEERING-KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

Client: CITY OF COFFMAN COVE

Project: COFFMAN COVE INDUSTRIAL SITE

Sheet Description: RETAIL BLDG FOUNDATION PLAN

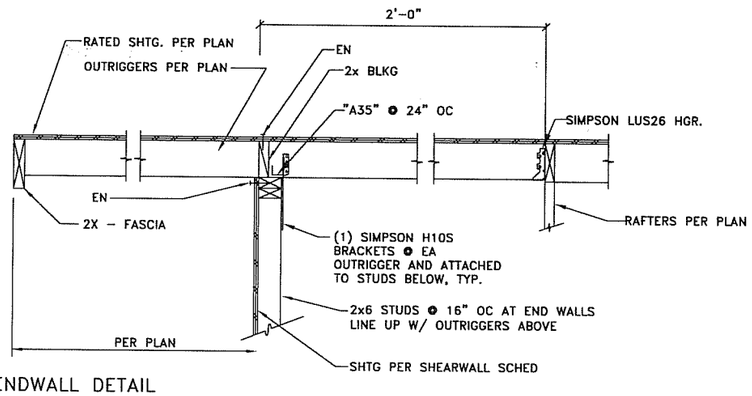
Sheet No. S4.1



ROOF FRAMING PLAN

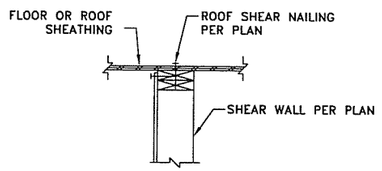
2 — 1/4" = 1' (MAY BE PLOTTED HALF-SIZE)

ROOF SHEATHING
19/32" APA CCX RATED SHEATHING w/ PANEL INDEX 40/20, EXTERIOR GLUE. LONG AXIS PERPENDICULAR TO TRUSSES w/ TRANSVERSE JOINTS STAGGERED. BLOCK DIAPHRAM AT PANEL EDGES WITH WITHIN 8' OF ENDWALLS. BLOCK WITH FLAT 2x6 AT EVERY PANEL EDGE, 6" EXTERIOR NAIL SPACING.



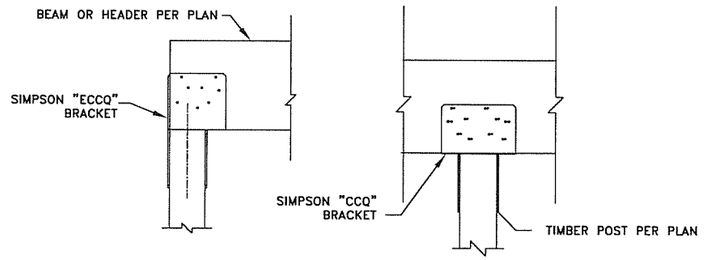
ENDWALL DETAIL

1 — NTS



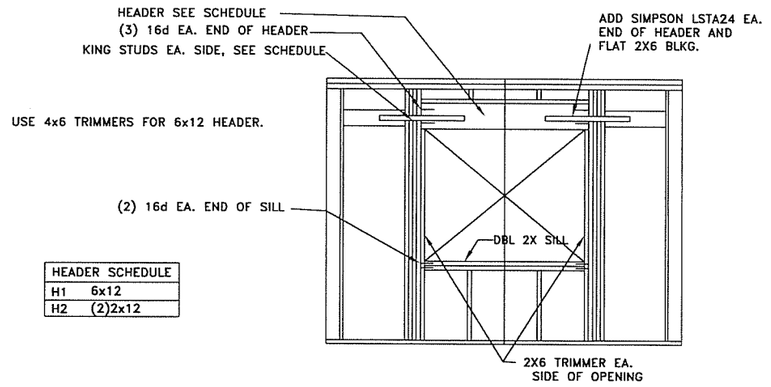
SHEAR NAILING DETAIL

3 — NTS



COLUMN BEAM CONNECTION

4 — NTS



HEADER SCHEDULE	
H1	6x12
H2	(2)2x12

HEADER DETAILS

5 — NTS

Date	No.	Description	By
		REVISION	

Designed: BLM | Approved: BLM
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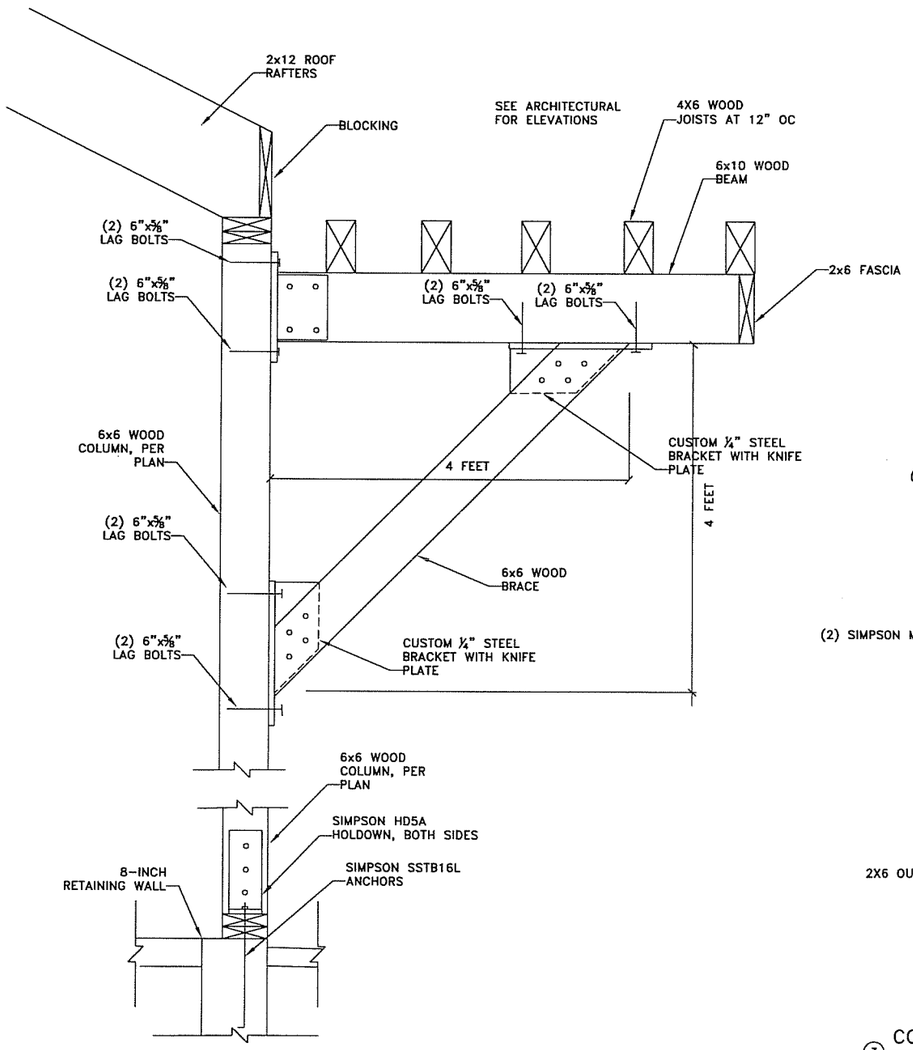
R&M ENGINEERING-KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

Client: CITY OF COFFMAN COVE

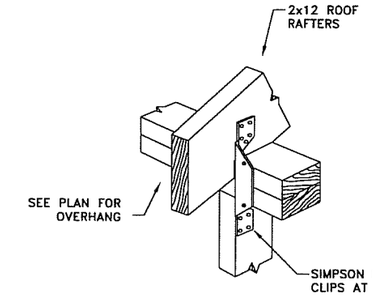
Project: COFFMAN COVE INDUSTRIAL SITE

Sheet Description: RETAIL BLDG ROOF FRAMING

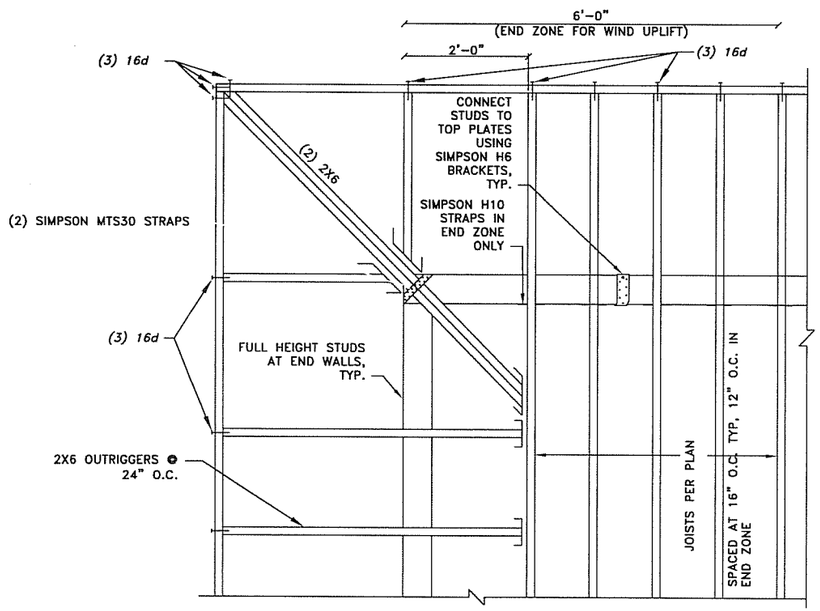
Sheet No. S4.2



2 CANOPY DETAIL
NTS



1 OVERHANG DETAIL
NTS



3 CORNER FRAMING
NTS

Date	No.	Description	By
		REVISION	

Designed: BLM | Approved: BLM
Drawn: BLM | Scale: AS NOTED | Date: 3/1/2008
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R&M ENGINEERING-KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

Client: CITY OF COFFMAN COVE

Project: COFFMAN COVE INDUSTRIAL SITE

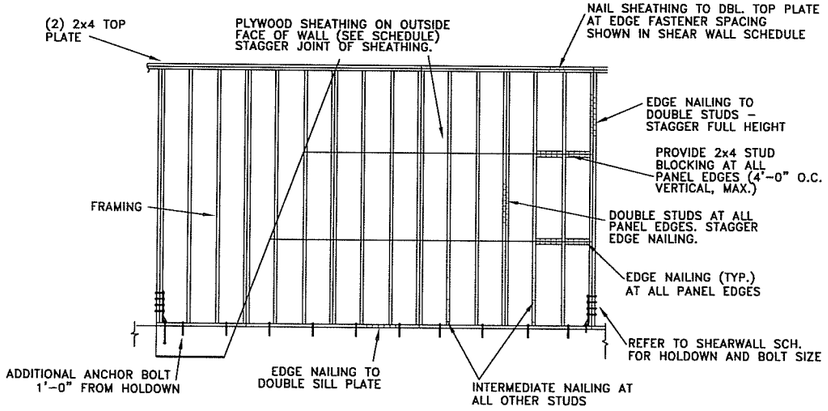
Sheet Description: RETAIL BLDG DETAILS

Sheet No. S4.3

SW-1 15/32" STRUCTURAL I SHEATHING ONE SIDE (EXTERIOR), NAIL SIZE TO BE 10d, 1-1/2" MINIMUM FASTENER PENETRATION IN FRAMING, FASTENER SPACING TO BE 6 INCH AT PANEL EDGES, 12 INCH FASTENER SPACING FOR INTERMEDIATE SUPPORTS IN PANELS. END COLUMN MEMBER TO BE 4x4 HEM-FIR NO1/NO2 WITH SIMPSON HD8A.

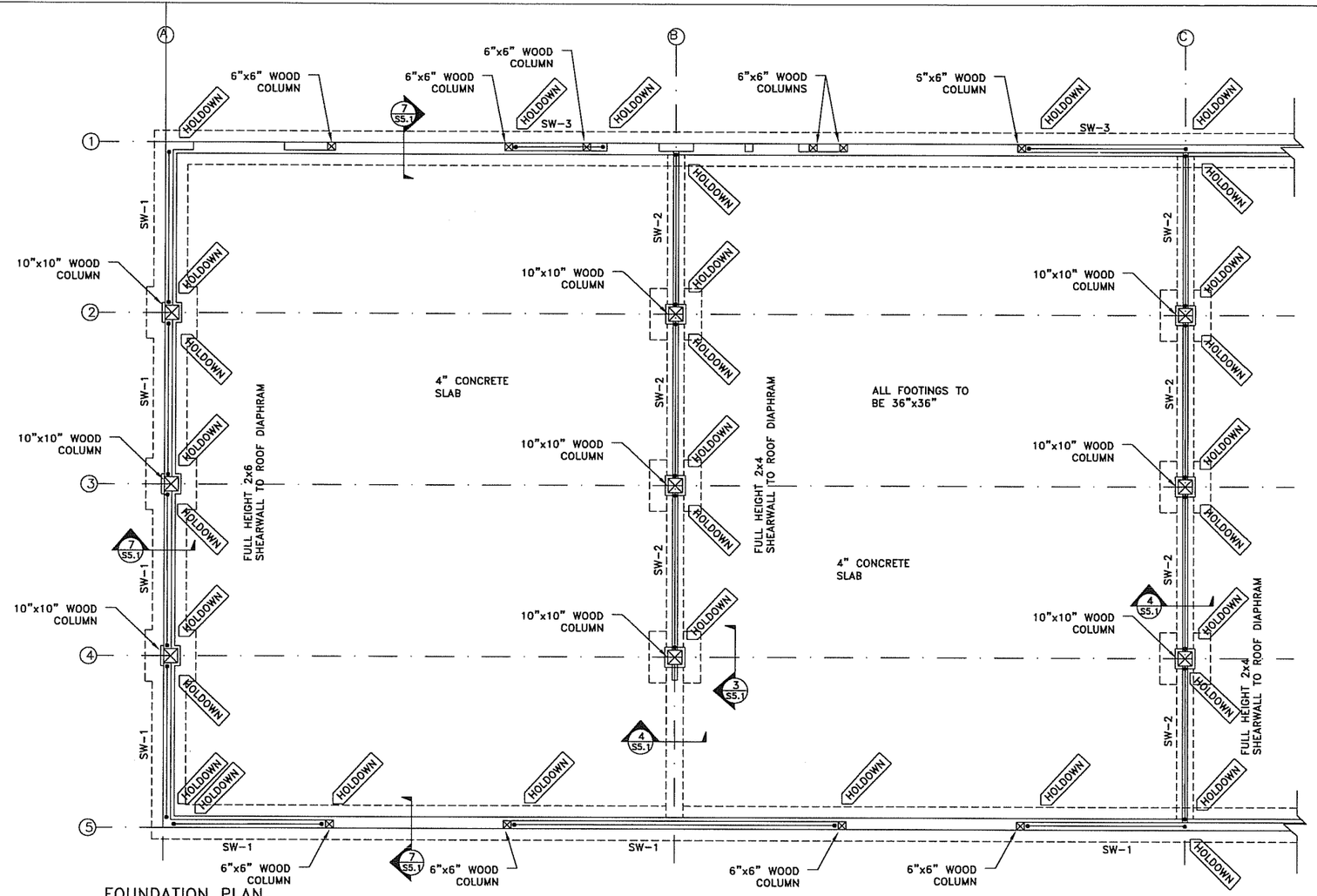
SW-2 15/32" STRUCTURAL I SHEATHING ONE SIDE (EXTERIOR), NAIL SIZE TO BE 10d, 1-1/2" MINIMUM FASTENER PENETRATION IN FRAMING, FASTENER SPACING TO BE 4 INCH AT PANEL EDGES, 12 INCH FASTENER SPACING FOR INTERMEDIATE SUPPORTS IN PANELS. END COLUMN MEMBER TO BE 4x6 HEM-FIR NO1/NO2 WITH SIMPSON HD10A.

SW-3 15/32" STRUCTURAL I SHEATHING ONE SIDE (EXTERIOR), NAIL SIZE TO BE 10d, 1-1/2" MINIMUM FASTENER PENETRATION IN FRAMING, FRAMING AT ADJOINING PANEL EDGES TO BE 3" NOMINAL OR WIDER, FASTENER SPACING TO BE 3 INCH AT PANEL EDGES, 12 INCH FASTENER SPACING FOR INTERMEDIATE SUPPORTS IN PANELS. END COLUMN MEMBER TO BE 6x6 HEM-FIR NO1/NO2 WITH SIMPSON HD14A AND SIMPSON STHD14.

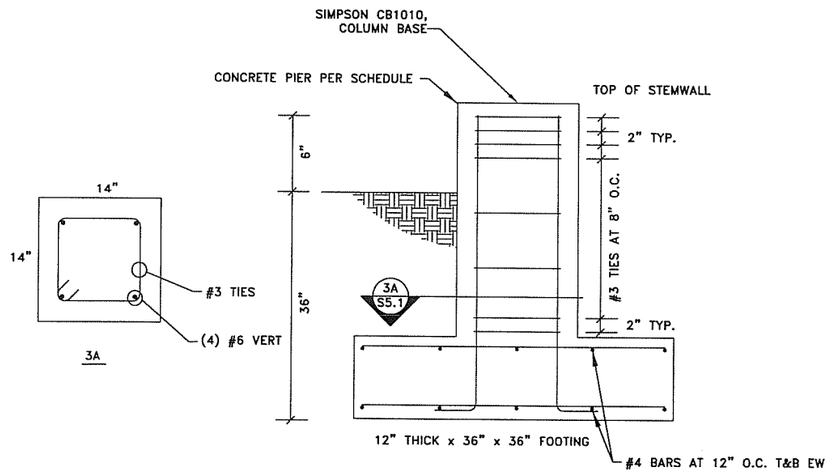


- EXTERIOR PLYWOOD SHEATHING SHALL BE APA RATED, STRUCTURAL I
- SEE SHEAR WALL SCHEDULE FOR FASTENER SPACING REQUIREMENTS
- STRUCTURAL PLYWOOD APA RATED SHEATHING IS PERMITTED TO BE APPLIED EITHER PARALLEL OR PERPENDICULAR TO FRAMING. STAGGER JOINT OF SHEATHING.
- FACE NAIL DOUBLE STUDS 16d at 6" O.C. FOR SHEAR TRANSFER BETWEEN PANELS
- ANCHOR BOLT FOR SILL PLATE TO BE 5/8" SIMPSON ET MIN. EMBEDMENT 7" AT 2 FOOT CENTERS, ANCHOR BOLTS TO BE SPACE AT 4 FOOT CENTERS AT NON-SHEARWALL LOCATIONS

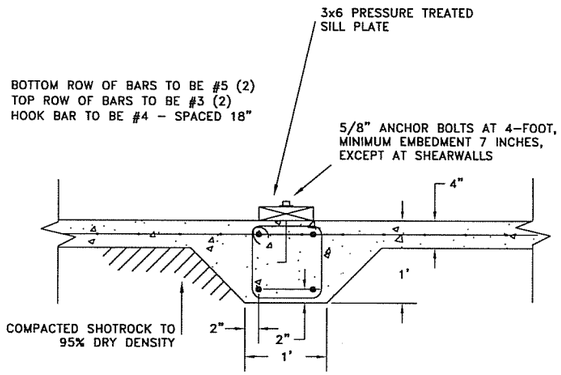
1 SHEARWALL DETAILS
NTS



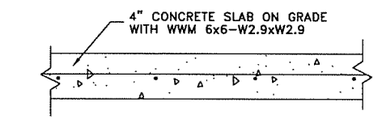
2 FOUNDATION PLAN
1/4" = 1' (MAY BE PLOTTED HALF-SIZE)



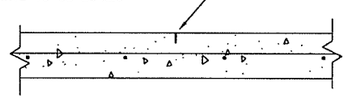
3 BUILIDING COLUMN AND PLIINTH
NOT TO SCALE



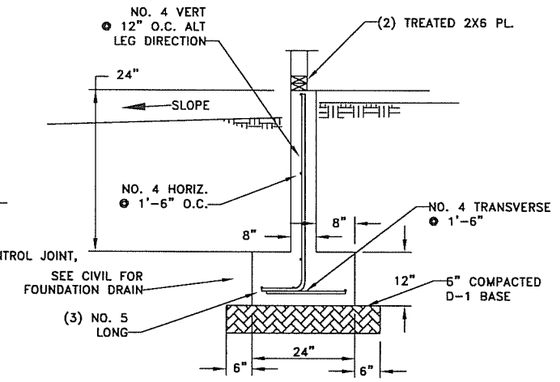
4 INTERIOR THICKENED SLAB
NTS



5 CONCRETE SLAB
NTS



6 CONTROL JOINT
NTS



7 CONCRETE STEMWALL
NOT TO SCALE

Date	No.	Description	By
		REVISION	

Designed: BLM | Approved: BLM
Drawn: BLM | Scale: AS NOTED | Date: 3/1/2008
Checked: BLM | Project No. 072322

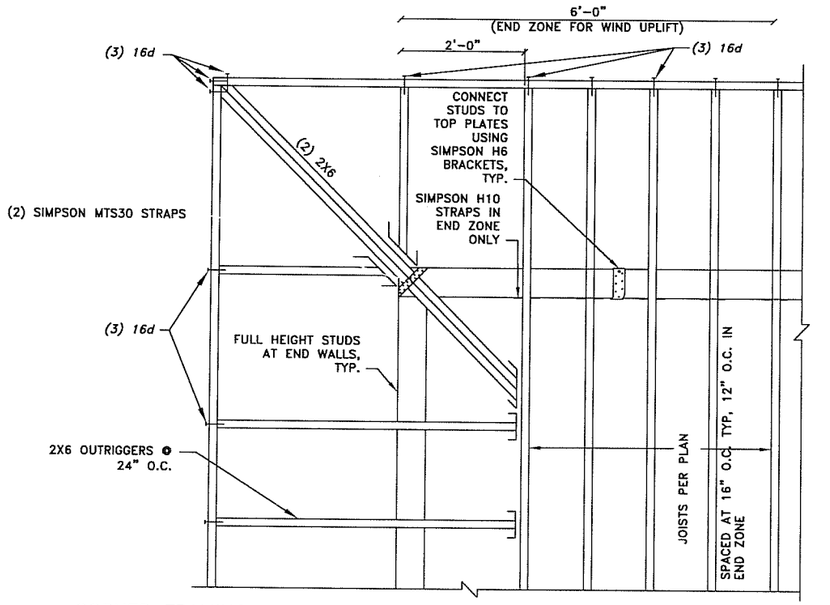
R&M ENGINEERING-KETCHIKAN, INC.
355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

Client: CITY OF COFFMAN COVE

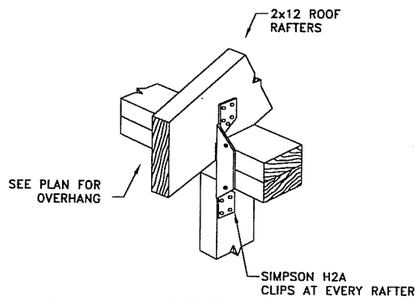
Project: COFFMAN COVE INDUSTRIAL SITE

Sheet Description: RETAIL BLDG FOUNDATION PLAN

Sheet No. S5.1

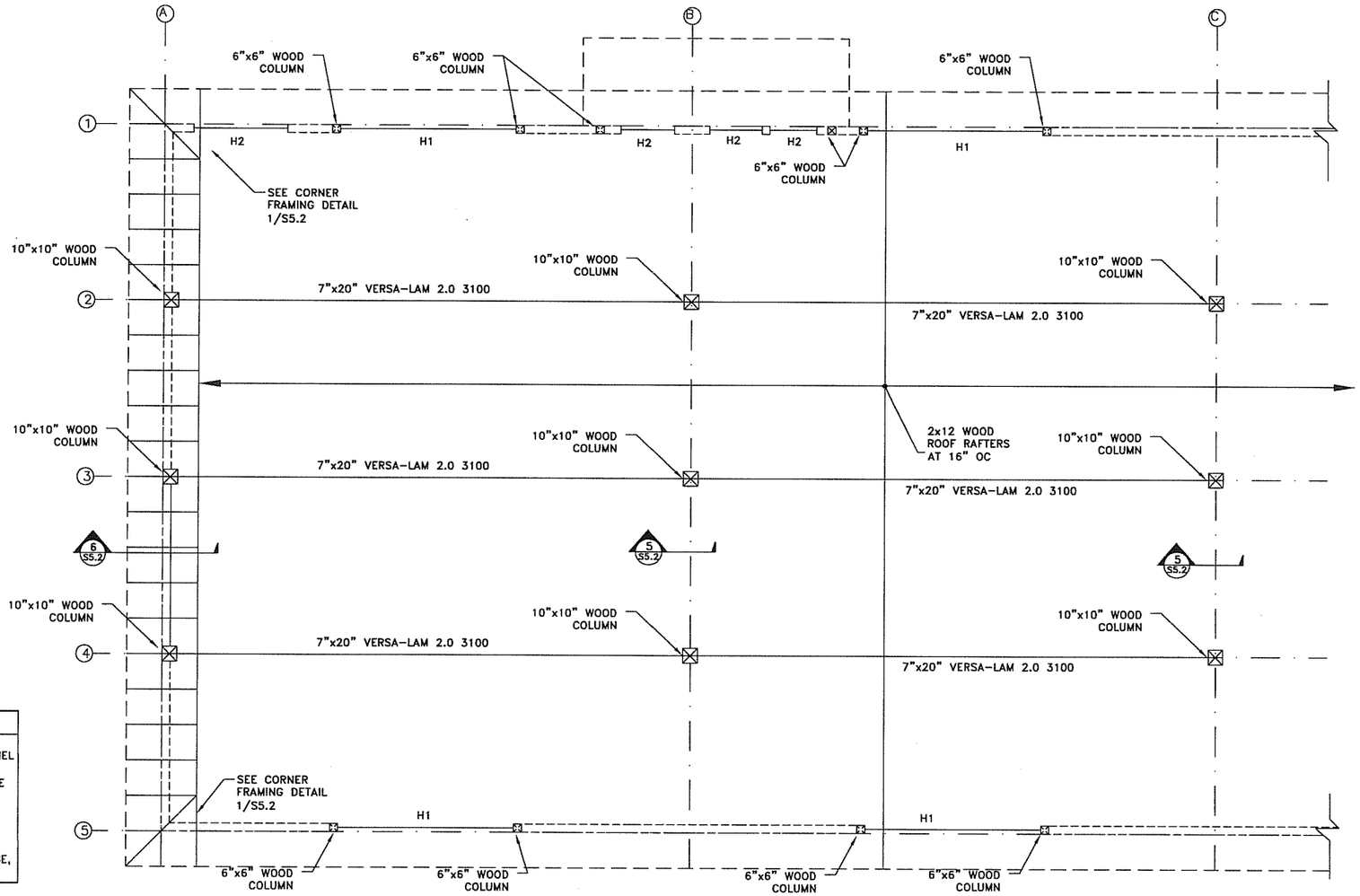


1 CORNER FRAMING
NTS

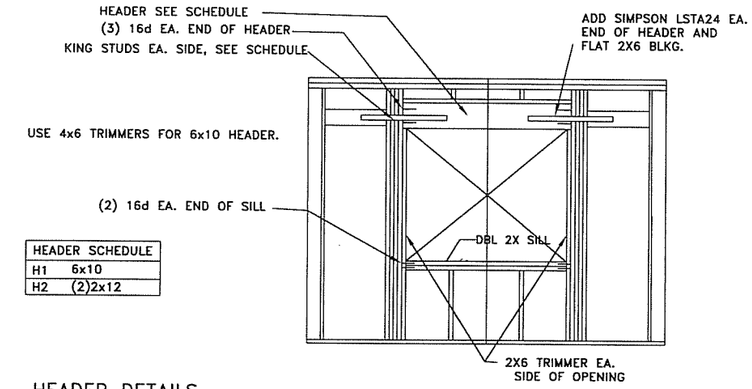


2 OVERHANG DETAIL
NTS

ROOF SHEATHING
19/32" APA CCX RATED SHEATHING w/ PANEL INDEX 40/20, EXTERIOR GLUE. LONG AXIS PERPENDICULAR TO TRUSSES w/ TRANSVERSE JOINTS STAGGERED. BLOCK DIAPHRAM AT PANEL EDGES WITH WITHIN 8' OF ENDWALLS. BLOCK 4' EACH SIDE OF SHEARWALL/DIAPHRAM CONNECTION. BLOCK WITH FLAT 2x6 AT EVERY PANEL EDGE, 6" EXTERIOR NAIL SPACING.

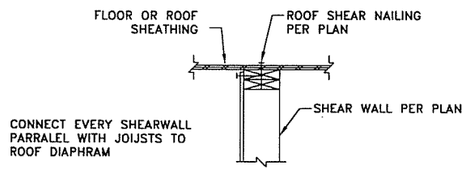


3 ROOF FRAMING PLAN
1/4" = 1' (MAY BE PLOTTED HALF-SIZE)

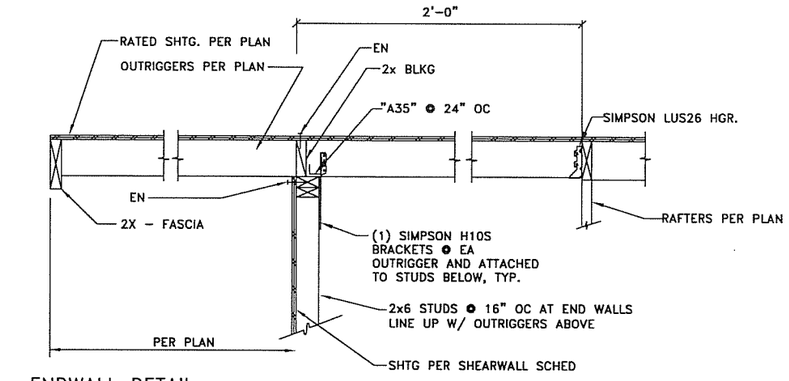


HEADER SCHEDULE	
H1	6x10
H2	(2)2x12

4 HEADER DETAILS
NTS



5 SHEAR NAILING DETAIL
NTS



6 ENDWALL DETAIL
NTS

Date	No.	Description	By
		REVISION	

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Drawn: BLM | Scale: AS NOTED | Date: 3/1/2008
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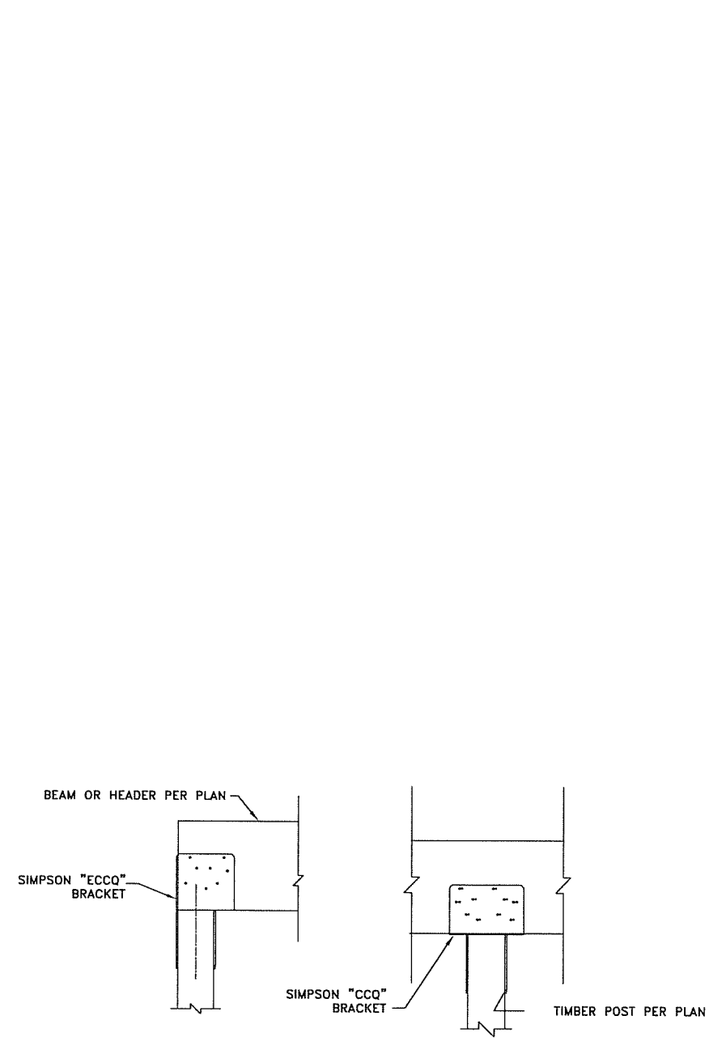
355 CARLANNA LAKE ROAD
KETCHIKAN, ALASKA 99901

Client: CITY OF COFFMAN COVE

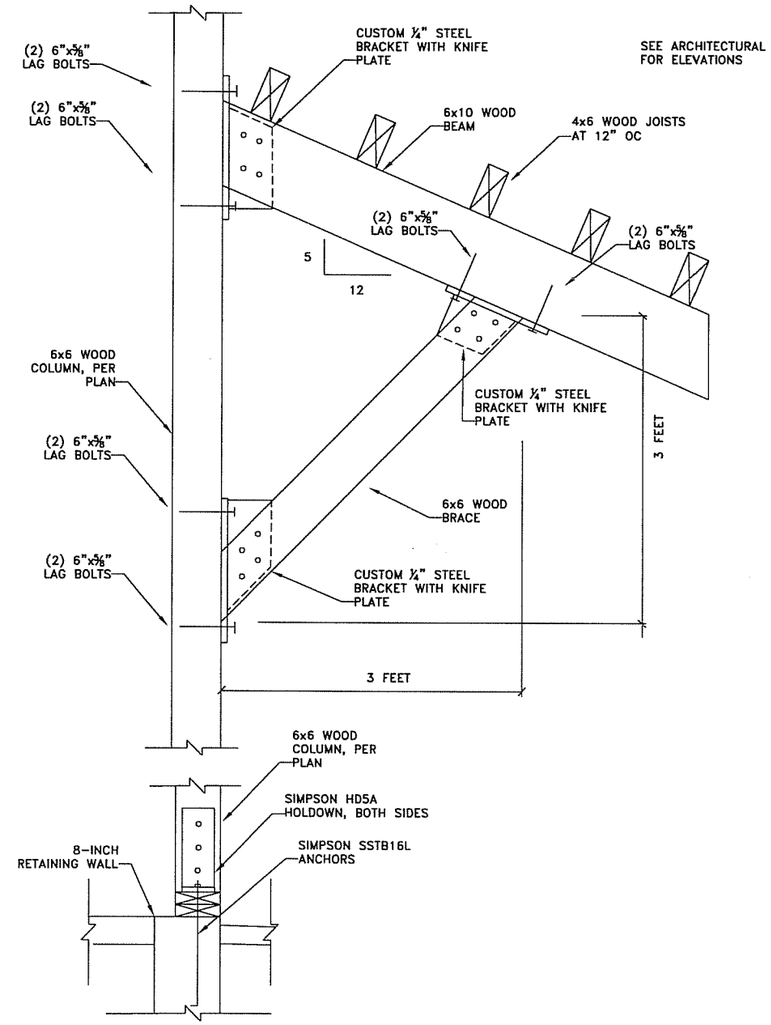
Project: COFFMAN COVE INDUSTRIAL SITE

Sheet Description: COTTAGE BLDG ROOF FRAMING PLAN

Sheet No. S5.2



1 COLUMN BEAM CONNECTION
NTS



2 CANOPY DETAIL
NTS

Date	No.	Description	By
		REVISION	

Designed: BLM | Approved: BLM
Drawn: BLM | Scale: AS NOTED | Date: 3/1/2008
Checked: BLM | Project No. 072322

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Client: CITY OF COFFMAN COVE

Project: COFFMAN COVE INDUSTRIAL SITE

Sheet Description: COTTAGE BLDG DETAILS

Sheet No. S5.3